

CITY OF WILMINGTON NEW HANOVER COUNTY, NORTH CAROLINA SAWMILL POINT TRC SUBMITTAL

JANUARY 22, 2014

MAY 7, 2014

NOVEMBER 26, 2014

NOT FOR CONSTRUCTION

OWNER / DEVELOPER:

SAWMILL POINT APARTMENTS, LLC
103 TORREY PINES DRIVE
CARY, NORTH CAROLINA 27513

OWNER'S DESIGNATED REPRESENTATIVE:

BLAIR M. BOOTH, PRESIDENT
SAWMILL POINT APARTMENTS, LLC
bbooth@symphony-properties.com
(919) 439-1040

PROJECT ENGINEER / REPRESENTATIVE:

TAMARA MURPHY, PE
MCKIM & CREED, INC.
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
tmurphy@mckimcreed.com
(910) 343-1048

PROJECT ADDRESS:

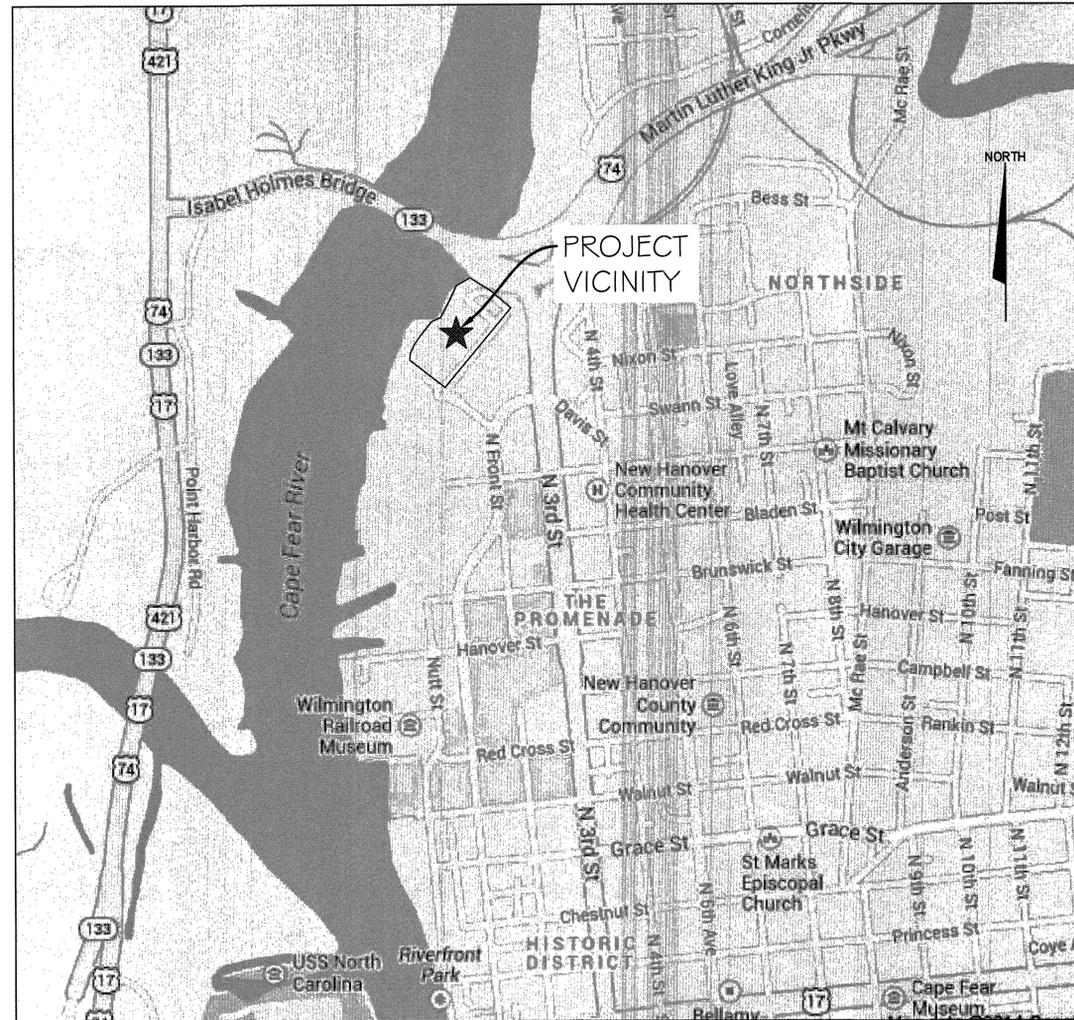
1015 NUTT STREET
WILMINGTON, NC 28401

TAX PARCEL IDENTIFICATION NUMBER:

R04712-002-003-000

PROPERTY ZONING:

CBD - CENTRAL BUSINESS DISTRICT



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX - SAWMILL POINT

SHEET #	FILE #	DESCRIPTION
1	G-001	COVER SHEET
2	G-002	GENERAL NOTES & LEGEND
3	CX-101	EXISTING CONDITIONS - SITE INVENTORY MAP
4	CE-101	SEDIMENT & EROSION CONTROL PLAN - STAGE 1
5	CD-101	DEMOLITION PLAN
6	CS-101	SITE PLAN
7	CG-101	GRADING PLAN
8	CG-102	STORM DRAINAGE PLAN
9	CG-502	STORMWATER MANAGEMENT DETAILS
10	CE-102	SEDIMENT & EROSION CONTROL PLAN - STAGE 2
11	CT-701	NUTT STREET ROADWAY PROFILE
12	CU-101	UTILITY PLAN
13	CS-501	SITE DETAILS
14	CS-502	SITE DETAILS
15	CE-501	SEDIMENT & EROSION CONTROL DETAILS
16	CG-501	STORM DRAINAGE AND GRADING DETAILS

REFERENCE DRAWINGS

L1.00	LANDSCAPE PLAN - OVERALL SITE
L1.01	LANDSCAPE PLAN - NORTH PARKING AREA
GA3.1	FIRST FLOOR PLAN - AREA A
GA3.2	FIRST FLOOR PLAN - AREA B
GA3.3	SECOND FLOOR PLAN - AREA A
GA3.4	SECOND FLOOR PLAN - AREA B
GA3.5	THIRD FLOOR PLAN - AREA A
GA3.6	THIRD FLOOR PLAN - AREA B
GA3.7	FOURTH FLOOR PLAN - AREA A
GA3.8	FOURTH FLOOR PLAN - AREA B
GA3.9	FIFTH FLOOR PLAN - AREA A
GA3.10	FIFTH FLOOR PLAN - AREA B
GA4.1	ENLARGED MAIL & MAINTENANCE ROOM
GA4.2	ENLARGED TRASH ROOM
A5.1	EAST ELEVATION
A5.2	EAST ELEVATION
A5.3	WEST ELEVATION
A5.4	WEST ELEVATION
A5.5	SOUTH ELEVATION

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

90% PROGRESS PLANS
NOT FOR CONSTRUCTION

1 inch

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE NO. F-1222
www.mckimcreed.com



STANDARD NOTE

NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.

SEEDBED PREPARATION

- 1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTRANCE AREA TO 6 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL - PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RE-SEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
10. * APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE
FERTILIZER - 1000 LBS/ACRE (10-10-10)
SUPERPHOSPHATE - 500 LBS/ACRE (20%)
MULCH - 2 TONS/ACRE (SMALL GRAIN STRAW)
ANCHOR - ASPHALT EMULSION AT 450 GAL/ACRE

TEMPORARY SEEDING table with columns: GRASS TYPE, AMOUNT/1000 S.F., TIME OF SEEDING, INITIAL. Rows include RYE GRASS and BROWN TOP MILLET.

PERMANENT SEEDING table with columns: GRASS TYPE, AMOUNT/1000 S.F., TIME OF SEEDING, INITIAL. Rows include BERMUUDA COMMON, FESCUE TALL, and SERICEA LESPEDEZA.

GROUND STABILIZATION CRITERIA table with columns: SITE AREA DESCRIPTION, STABILIZATION TIMEFRAME, STABILIZATION TIMEFRAME EXCEPTIONS. Rows include PERIMETER DIKES, SWALES, DITCHES AND SLOPES, HIGH QUALITY WATER ZONES, SLOPES STEEPER THAN 3:1, SLOPES 3:1 OR FLATTER, and ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1.

EXCAVATION, GRADING, AND BACKFILLING NOTES

- 1. ANY UNDERCUTTING IN GOOD SOIL SHALL BE REPLACED AND THE REPLACEMENT MATERIAL SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE ASTM D 998 STANDARD PROCTOR TEST METHOD.
2. BEFORE BACKFILLING IS COMMENCED OVER PIPES AND OTHER INSTALLATIONS, EARTH FILL SHALL BE SOLIDLY TAMPED AROUND AND ABOVE THE PIPE TO A DEPTH OF ONE (1) FOOT ABOVE THE TOP OF THE PIPE.
3. THE MATERIAL FOR BACKFILLING SHALL BE FREE FROM ALL PERISHABLE AND OBJECTIONABLE MATERIALS.

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIARIZED WITH FIELD DEMOLITION CONDITIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED DEBRIS ASSOCIATED WITH THE PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST GENERATED BY THE WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION ACTIVITIES, SITE VEHICULAR TRAFFIC AND RELATED OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING ANY DEMOLITION.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS.

UTILITY NOTES

- 1. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CPFA) DETAILS AND SPECIFICATIONS.
2. WATER AND SANITARY SEWER UTILITY MAINS ARE PRIVATE BEYOND THE PUBLIC STREET RIGHT-OF-WAY.
3. THIS PROJECT SHALL COMPLY WITH THE CPFA CROSS CONNECTION CONTROL REQUIREMENTS.
4. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CPFA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO CPFA AND APPROVED BY USFCOCHR OR ASSE.
5. ANY IRRIGATION SYSTEM SUPPLIED BY CPFA WATER SHALL COMPLY WITH THE CPFA CROSS CONNECTION CONTROL REGULATIONS.
6. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
7. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION.
8. BACKFLOW PREVENTION AND METERS WILL BE PROVIDED FOR BOTH FIRE LINES (RPDA) AND DOMESTIC SERVICE (RP2).

STORM DRAINAGE AND GRADING NOTES

- 1. IN ACCORDANCE WITH NC GENERAL STATUTES, NPDES REGULATIONS, AND NCDENR REQUIREMENTS, STORMWATER DISCHARGE OUTFALLS SHALL BE INSPECTED BY THE CONTRACTOR.
2. INLET PROTECTION SHALL BE INSTALLED AROUND OUTFALL DEVICES SHALL BE CONSTRUCTED TO FINAL PROPOSED CONDITION UPON STABILIZATION OF CONTRIBUTING GROUND SURFACES AND REMOVAL OF SEDIMENT FROM STORM PIPES.
3. SEDIMENT / EROSION DEVICES SHALL BE CHECKED BY THE CONTRACTOR DAILY.
4. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES

- 1. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
2. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE.
3. GROUND COVER MUST BE PROVIDED ON EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING.
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF NEW HANOVER COUNTY.
5. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
6. ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UPON BY THE FIELD INSPECTOR, ENGINEER, AND OWNER.

EROSION CONTROL MAINTENANCE PLAN:

- 1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP.
4. ALL AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. STONE CONSTRUCTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS TRACKED ON TO THE PAVEMENT.
6. INSPECT TEMPORARY DIVERSIONS AND CHECK DAMS ONCE A WEEK AND AFTER EVERY RAINFALL.
7. INSPECT TEMPORARY SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENT.

CITY OF WILMINGTON STANDARD NOTES

- 1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. ONCE STREETS ARE OPEN TO TRAFFIC, THE DEVELOPER SHALL CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS.
5. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
6. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR.
7. CONTACT KAREN DIXON AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE SHALL APPLY WITH THE CPFA IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
9. THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
10. CONTACT TRAFFIC ENGINEERING AT (910)341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
11. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
12. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
13. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
14. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
15. A UTILITY OUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY UTILITY.
16. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
17. PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NCDOT/CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.

TREE PROTECTION NOTES

- 1. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. NO LAND DISTURBANCE, INCLUDING TREE REMOVAL, IS TO OCCUR OUTSIDE THE PROJECT BOUNDARY SHOWN ON THE PLANS, UNLESS OTHERWISE NOTED.
3. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTOR SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
4. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
5. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT.
6. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
7. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD [18-456(C)] AND ANY TREES IN ANY REQUIRED BUFFERS [18-456(B)] ARE REQUIRED TO BE RETAINED. TREE PROTECTION FENCING SHOWN ON PLANS DELINEATES TREES TO BE RETAINED.

NOTE COW(18-458)

NO EQUIPMENT IS ALLOWED ONSITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT.

FIRE PROTECTION NOTES

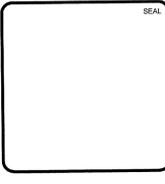
- 1. HYDRANT MUST BE WITHIN 150' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS.
4. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. COMBUSTIBLE MATERIALS MAY NOT BE STORED OR ERECTED ONSITE WITHOUT CITY FIRE INSPECTOR APPROVAL.
6. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
7. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING.
8. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM UNDERGROUND UTILITIES
9. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

STORMWATER MANAGEMENT PLAN APPROVED stamp from CITY OF WILMINGTON ENGINEERING DEPARTMENT. Includes fields for DATE, PERMIT #, and SIGNED.

Approved Construction Plan stamp with fields for Name, Date, Planning, Traffic, and Fire.

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance. Includes a 1 inch scale bar.

Revision table with columns: REV NO, DESCRIPTION, DATE. Includes rows for revisions received on 1/29/14 and 2/11/14.



MCKIM & CREED logo and contact information: 243 North Front Street, Wilmington, NC 28401. Phone: (910)343-1048, Fax: (910)251-8282. NC License F-1222. www.mckimcreed.com

SYMPHONY properties logo and tagline: Orchestrating REAL Solutions.

SAWMILL POINT 1015 NUTT STREET WILMINGTON, NORTH CAROLINA. GENERAL NOTES & LEGEND.

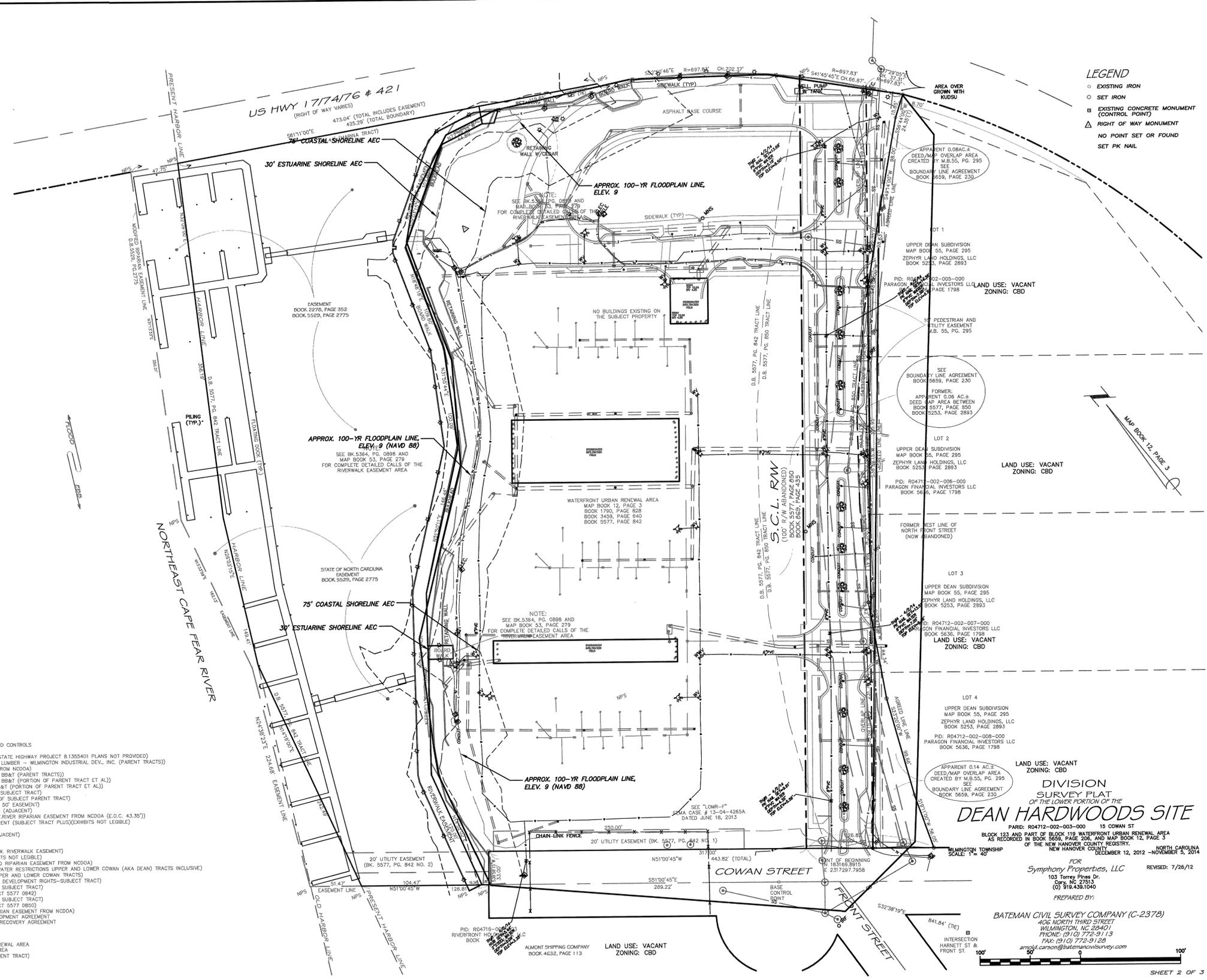
Project information table including DATE (25 NOV 2014), MCE PROJ # (05598-0001), SCALE (G002), and STATUS (90% IN-PROGRESS PLANS NOT FOR CONSTRUCTION).

ADDITIONAL SUE SURVEY COMPLETED BY MCKIM & CREED, INC. AFTER ORIGINAL SURVEY WAS SUBMITTED.

SOIL TYPE: Ur, URBAN LAND

LEGEND

- EXISTING IRON
- SET IRON
- EXISTING CONCRETE MONUMENT (CONTROL POINT)
- △ RIGHT OF WAY MONUMENT
- NO POINT SET OR FOUND
- SET PK NAIL



SURVEY REFERENCES:

BOOK/PAGE	DECLARATION OF REGULATIONS AND CONTROLS
0769 0494	(RAILROAD ROW, SUBJECT TRACT)
0889 0435	NOTICE OF RIGHTS OF WAY (LEGIBLE STATE HIGHWAY PROJECT 8.1355401 PLANS NOT PROVIDED)
1086 0833	DEED OF TRUST (MPORT-EXPORT LUMBER - WILMINGTON INDUSTRIAL DEV., INC. (PARENT TRACTS))
1238 1168	EASEMENT (RIPARIAN EASEMENT FROM NCCDA)
2278 0352	DEED OF TRUST (DEANDU, INC. - BB#1 (PARENT TRACTS))
2724 0780	DEED OF TRUST (DEANDU, INC. - BB#1 (PORTION OF PARENT TRACT ET AL))
4881 0282	DEED OF TRUST (BR&T CSC - BB#1 (PORTION OF PARENT TRACT ET AL))
4819 0214	QUITCLAIM DEED (RAILROAD ROW, SUBJECT TRACT)
4890 0106	DEED OF TRUST (SFA) (PORTION OF SUBJECT PARENT TRACT)
4979 0966	C.O.W. STREET CLOSURE (RETAINS 60' EASEMENT)
5005 2823	WATERFRONT LAND HOLDINGS, LLC (ADJACENT)
5063 2390	EASEMENT TRANSFER "CAMA" (C.F. RIVER RIPARIAN EASEMENT FROM NCCDA (E.O.C. 43.35"))
5146 1071	RAIL CORRIDOR VARIATION AGREEMENT (SUBJECT TRACT PLUS)(EXHIBITS NOT LEGIBLE)
5199 2044	(RAILROAD ROW, SUBJECT TRACT)
5199 2055	ZEPHYR LAND HOLDINGS, LLC (ADJACENT)
5253 2895	NOTICE OF CONTRACT
5341 0372	C.O.W. RIVERWALK EASEMENT
5364 0898	SUBORDINATION AGREEMENT (C.O.W. RIVERWALK EASEMENT)
5364 0904	DEVELOPMENT AGREEMENT (EXHIBITS NOT LEGIBLE)
5371 1106	EASEMENT MODIFICATION (MODIFIED RIPARIAN EASEMENT FROM NCCDA)
5529 2775	RESTRICTIVE COVENANT (STORM WATER RESTRICTIONS UPPER AND LOWER COWAN (AKA DEAN) TRACTS INCLUSIVE)
5540 1006	COST RECOVERY AGREEMENT (UPPER AND LOWER COWAN TRACTS)
5253 2805	TRUSTEE'S DEED (ASSIGNMENT OF DEVELOPMENT RIGHTS-SUBJECT TRACT)
5577 0842	TRUSTEE'S DEED (RAILROAD ROW, SUBJECT TRACT)
5577 0850	NOTICE OF FORECLOSURE (SUBJECT 5577 0842)
5577 0850	TRUSTEE'S DEED (RAILROAD ROW, SUBJECT TRACT)
5577 0848	NOTICE OF FORECLOSURE (SUBJECT 5577 0850)
5577 0857	ASSIGNMENT OF EASEMENT (RIPARIAN EASEMENT FROM NCCDA)
5577 0853	ASSIGNMENT OF RIGHTS IN DEVELOPMENT AGREEMENT
5577 0869	ASSIGNMENT OF RIGHTS IN COST RECOVERY AGREEMENT

M.B./P.C.
012 003 MAP OF WATERFRONT URBAN RENEWAL AREA
053 279 MAP OF RIVERWALK EASEMENT AREA
005 285 UPPER DEAN SUBDIVISION (ADJACENT TRACT)

LAND USE: VACANT ZONING: CBD

DIVISION SURVEY PLAT OF THE LOWER PORTION OF THE DEAN HARDWOODS SITE

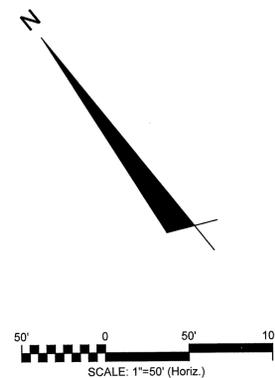
PARID: R04712-002-003-000 15 COWAN ST
BLOCK 123 AND PART OF BLOCK 119 WATERFRONT URBAN RENEWAL AREA
AS RECORDED IN BOOK 5659, PAGE 206, AND MAP BOOK 12, PAGE 3
OF THE NEW HANOVER COUNTY REGISTRY. NORTH CAROLINA
DECEMBER 12, 2012 - NOVEMBER 5, 2014
NEW HANOVER COUNTY

FOR
Symphony Properties, LLC
103 Torrey Pines Dr.
Cary, NC 27513
(919) 439-1040

PREPARED BY:
BATEMAN CIVIL SURVEY COMPANY (C-2378)
406 NORTH THIRD STREET
WILMINGTON, NC 28401
PHONE: (910) 772-9113
FAX: (910) 772-5133
amp@batmansurvey.com

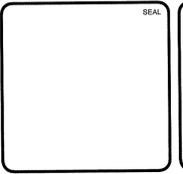
REVISD: 7/28/12

SCALE: 1"=50' (Horiz.)



S:\6580\001\80-Drawings\CX101_6580-001.dwg - 11/28/2014 11:01:12 AM, TM:PHY

REV NO	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 8/19/14	11/28/14
A	REVISED PER TRC COMMENTS RECEIVED 8/17/14	8/14



MCKIM & CREED

243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

SYMPHONY properties
Orchestrating REAL Solutions

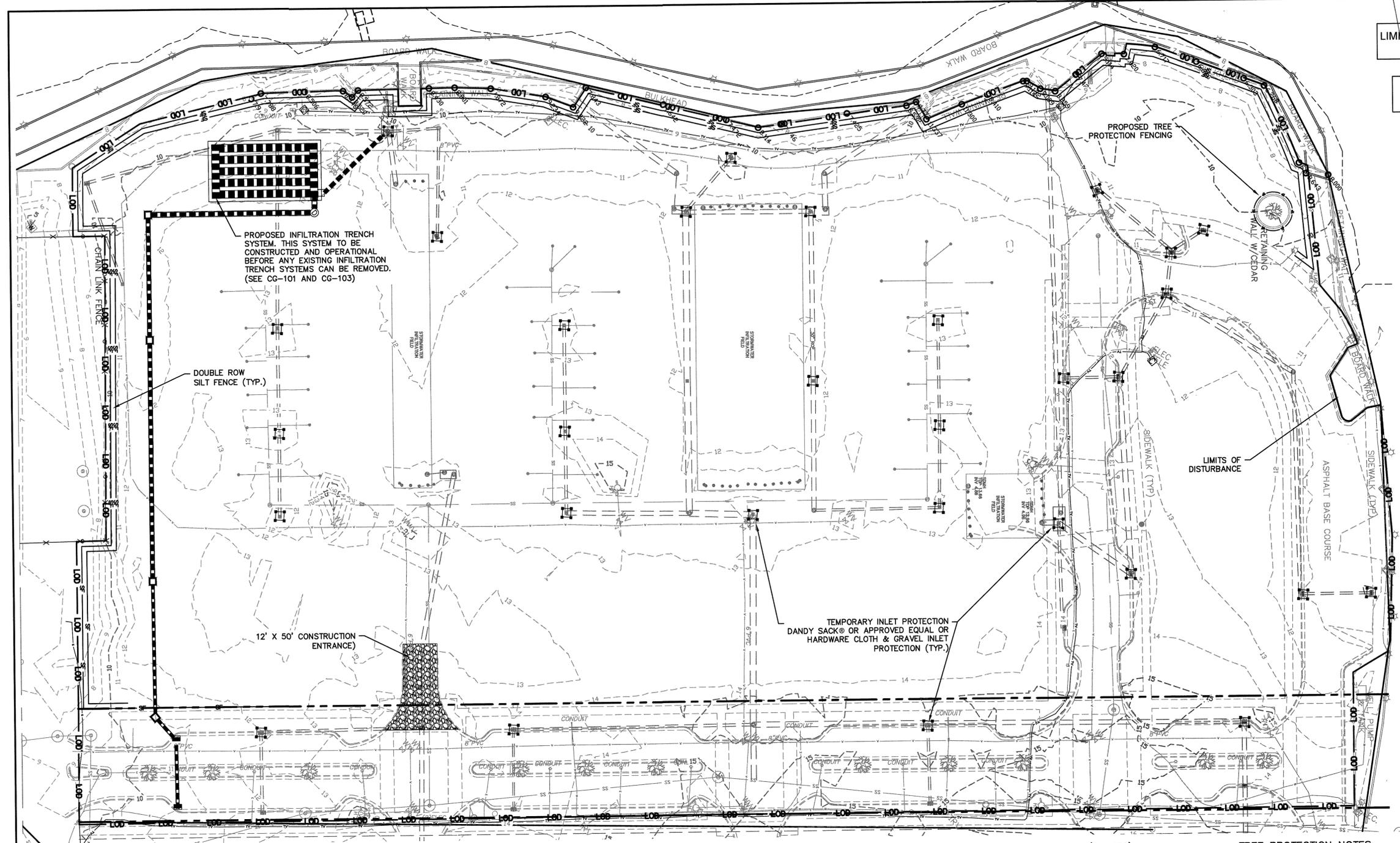
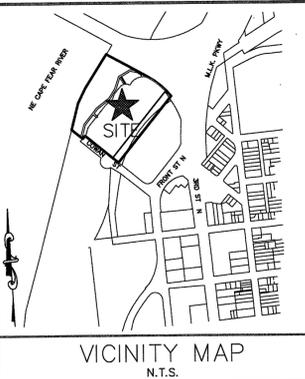
SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

**EXISTING CONDITIONS
SITE INVENTORY MAP**

DATE: 25 NOV 2014	SCALE: 1"=50'	MFC FILE NUMBER: CX101
MCE PROJ #: 06586-0001	HORIZONTAL: 1"=50'	DRAWING NUMBER: 3
DRAWN: TCM/RAC	VERTICAL:	
DESIGNED: TCM/RAC		
CHECKED: RMC		
PROJ. MGR.: RMC		
STATUS: 90% IN-PROGRESS PLANS NOT FOR CONSTRUCTION		REVISION: B

LIMITS OF DISTURBANCE = 7.11 AC

LAT: 34° 14' 59" N
LONG: 77° 56' 59" W



CONSTRUCTION SEQUENCE:

PHASE 1 CONSTRUCTION SEQUENCE

1. ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
2. A PRECONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL MEET AT THE NEW HANOVER COUNTY EROSION CONTROL INSPECTOR'S OFFICE.
3. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AS SHOWN. CONTRACTOR SHALL MAINTAIN SUFFICIENT GRAVEL ENTRANCE UNTIL FINAL SUBGRADE IS ESTABLISHED. IF DIRT/MUD GETS ON THE STREET, THEN A WASH RACK WILL NEED TO BE INSTALLED.
4. INSTALL TREE PROTECTION FENCING AND SILT FENCING AS NOTED ON PLANS BEFORE COMMENCING ANY LAND DISTURBANCE ACTIVITY. ADDITIONAL TREE PROTECTION FENCING AND SILT FENCE MAY BE REQUIRED.
5. INSTALL INLET PROTECTION AS SHOWN ON PLANS. CONTRACTOR TO USE DANDY SACK® OR APPROVED EQUAL OR HARDWARE CLOTH & GRAVEL INLET PROTECTION DEPENDING ON INLET'S LOCATION. INLET PROTECTION TO REMAIN IN PLACE UNTIL INLET IS REMOVED ACCORDING TO DEMOLITION PLAN. DEMOLITION OF EXISTING STORMDRAIN SYSTEM(S) SHALL NOT COMMENCE UNTIL PROPOSED STORMDRAIN SYSTEM SHOWN ON THIS PLAN IS CONSTRUCTED.
6. COMMENCE GRUBBING AND ROUGH GRADING WITHIN THE LIMITS OF CONSTRUCTION.
7. COMMENCE DEMOLITION OF EXISTING INFILTRATION TRENCH SYSTEM(S) NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED INFILTRATION TRENCH SYSTEM AS SHOWN ON THIS PLAN.
8. COMMENCE CONSTRUCTION OF PROPOSED INFILTRATION TRENCH SYSTEM AS SHOWN ON THIS PLAN (SEE ALSO CG-502). DEMOLITION OF REMAINING EXISTING INFILTRATION TRENCH SYSTEM(S) SHALL NOT COMMENCE UNTIL PROPOSED INFILTRATION TRENCH SYSTEM SHOWN ON THIS PLAN IS CONSTRUCTED AND OPERATIONAL.
9. COMMENCE DEMOLITION OF EXISTING ASPHALT, CURB & GUTTER, SIDEWALKS, CROSSWALKS, UTILITY SERVICES, REMAINING INFILTRATION TRENCH SYSTEMS, ETC PER THE DEMOLITION PLAN (CG-101). ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF, SALVAGED, OR RECYCLED PER THE PROJECT SPECIFICATIONS.
10. COORDINATE DISCONNECTION OF EXISTING UTILITIES WITH THE PROPER AUTHORITIES.
11. PROVIDE TEMPORARY STABILIZATION AND SEEDING AS NECESSARY TO PREVENT EROSION. REFER TO SHEET CE-501 FOR GROUND STABILIZATION CRITERIA AND SEEDING SCHEDULE.

EROSION CONTROL NOTES:

1. ANY GRADING BEYOND THE DENUDE LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE. LIMITS OF DISTURBANCE 7.11 ACRES.
2. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE. ANY BUILDER THAT ANTICIPATES THE DISTURBANCE OF MORE THAN 1 CLAYATIVE ACRE WILL BE REQUIRED TO GET AN EROSION CONTROL PERMIT FROM NEW HANOVER COUNTY.
3. SEE SHEET CE501 FOR GROUND STABILIZATION REQUIREMENTS.
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE NEW HANOVER COUNTY ENGINEERING DEPARTMENT.
5. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
6. ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UP ON BY FIELD INSPECTOR, ENGINEER, AND OWNER.
7. IF ACTIVE CONSTRUCTION CEASES IN ANY AREA FOR MORE THAN 15 WORKING DAYS, ALL DISTURBED AREAS MUST BE SEED, MULCH, AND TACKED UNLESS WRITTEN APPROVAL IS GRANTED BY THE EROSION CONTROL OFFICER.
8. WITHIN 24 HOURS FOLLOWING ANY RAIN EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL DAMAGED EROSION CONTROL MEASURES.
9. ALL ACTIVITY AND INSTALLATION OF EROSION CONTROL MATING WILL BE COMPLETE PRIOR TO ANY RAIN EVENT.

EROSION CONTROL MAINTENANCE PLAN:

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. STONE CONSTRUCTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS TRACKED ON TO THE PAVEMENT. STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #4 STONE TO MAINTAIN 6 INCH DEPTH. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS REQUIRED.
6. INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHOULD BE CLEANED OUT WHEN IT IS HALF FULL.

NOTE COW(18-458)

NO EQUIPMENT IS ALLOWED ONSITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.

NOTE (G.S. 113A-57 (2))

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

TREE PROTECTION NOTES:

1. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS. [18-457(b)]
2. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. [18-458]
3. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS. [18-457(d)]
4. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS. [18-458]
5. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED. [18-458]
6. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD [18-456(c)] AND ANY TREES IN ANY REQUIRED BUFFERS [18-456(b)] ARE REQUIRED TO BE RETAINED.

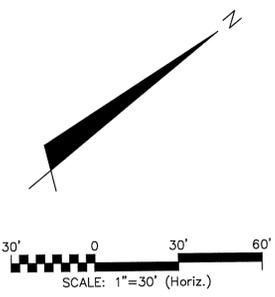
LEGEND

△ RBC	REBAR & CAP	●	SANITARY SEWER MANHOLE
● IPF	IRON PIPE FOUND	○	POWER POLE
INV.	INVERT	○ GW	GUY WIRE
EL.	ELEVATION	□	CABLE PEDESTAL
○	WELL	□	TELEPHONE PEDESTAL
○	FIRE HYDRANT	□	TELEPHONE MANHOLE
○	WATER VALVE	□	GAS VALVE
○	GRADED INLET	□	ASPHALT PAVEMENT
○	YARD INLET	□	TEMPORARY TREE PROTECTION
○	STORM DRAIN MANHOLE	□	TEMPORARY INLET PROTECTION
---	LOD	---	LIMITS OF DISTURBANCE LINE
---	SF	---	SILT FENCE LINE
---	SS	---	UNDERGROUND STORM LINE
---	SS	---	UNDERGROUND SANITARY LINE
---	W	---	UNDERGROUND WATER LINE

STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

1 inch



S:\689000\180-Drawings\CE101_6586-0001.dwg, 11/26/2014 11:01:33 AM, T.Murphy, ARCH (export D (04.00 x 36.00 inches), 1:1

REV NO	DESCRIPTION	DATE
B	REVISED PER TRC COMMENTS RECEIVED 5/18/14	11/26/14
A	REVISED PER TRC COMMENTS RECEIVED 2/17/14	3/24/14

Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

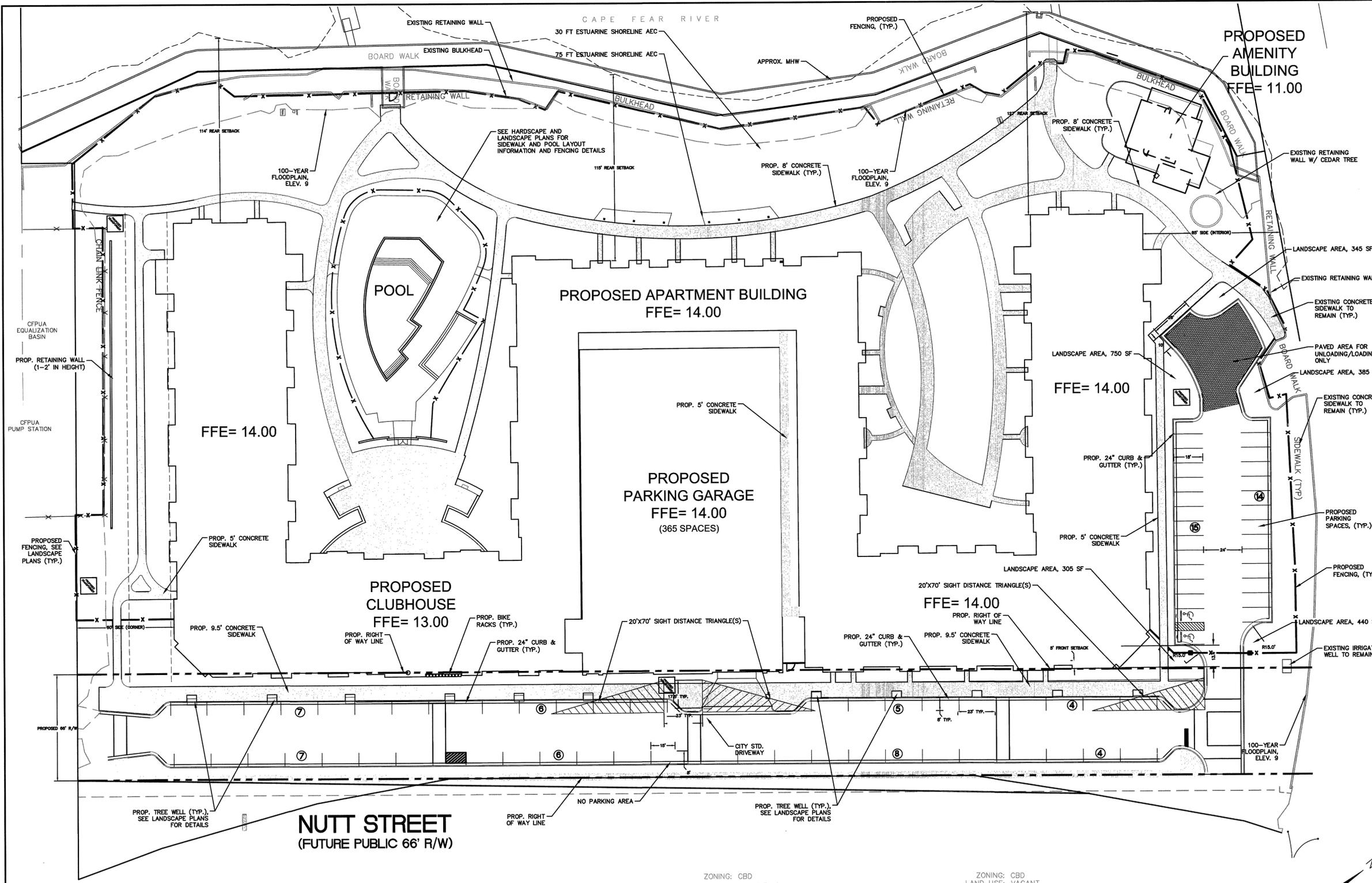


MCKIM & CREED
 243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE F-1222
 www.mckimcreed.com

SYMPHONY properties
 Orchestrating REAL Solutions

SAWMILL POINT
 1015 NUTT STREET
 WILMINGTON, NORTH CAROLINA
SEDIMENT & EROSION CONTROL
STAGE 1

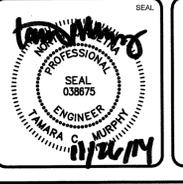
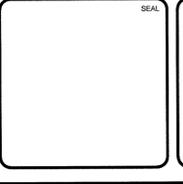
DATE: 26 NOV 2014	SCALE: HORIZONTAL: 1"=30'	MAC FILE NUMBER: CE101
MCE PROJ #: 06586-0001	DESIGNED: TCM/RAC	DRAWING NUMBER: 4
CHECKED: RMC	PROJ. MGR.: RMC	REVISION: B
STATUS: 90% IN-PROGRESS PLANS NOT FOR CONSTRUCTION		



SITE DATA TABLE		SAWMILL POINT
PARCEL ADDRESS	1015 NUTT STREET	
BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT	ON R/W OR WITHIN 5'	WITHIN 5'
REAR	0	114', 115', 127'
SIDE (INTERIOR)	0	86'
SIDE (CORNER)	0	61'
TAX PARCEL IDENTIFICATION NUMBER(S)	R04712-002-003-000 R04712-002-004-000	
CURRENT ZONING:	CBD-CENTRAL BUSINESS DISTRICT	
TOTAL ACREAGE TO EXISTING HARBOUR LINE	11.13 ACRES (484,823 SF)	
TOTAL ACREAGE WITHIN THE PROJECT BOUNDARIES (TO MHW)	8.12 ACRES (353,707 SF)	
BUILDING SIZE WITH SQUARE FOOTAGE	330,448 GROSS SF	
NC BUILDING CODE CONSTRUCTION TYPE	VA	
BUILDING LOT COVERAGE	23.40%	
NUMBER OF UNITS	278	
NUMBER OF BUILDINGS	1	
BUILDING HEIGHT	55'	
NUMBER OF STORIES & SQUARE FEET PER FLOOR	4 STORIES - 82,612 SF/FLOOR	
TOTAL AMOUNT OF DISTURBED AREA	13.31 ACRES (579,611 SF)	
CAMA LAND USE CLASSIFICATION	CONSERVATION	
EXISTING IMPERVIOUS AREA	90,680 SF (25.6%)	
* PROJECT IS LOCATED IN THE "URBAN WATERFRONT" AS DESCRIBED BY COASTAL AREA MANAGEMENT ACT (CAMA).		
IMPERVIOUS AREA (PROPOSED)		
ROOF TOPS	85,173	SF
ROADWAYS (ON-SITE)	0	SF
PARKING	36,939	SF
SIDEWALKS	37,154	SF
OFF-SITE IMPERVIOUS (WITHIN PROPOSED PUBLIC R/W)	39,565	SF
TOTAL S.F. (ONSITE IMPERVIOUS AREA)	147,866	SF
PERCENTAGE (ONSITE IMPERVIOUS AREA/ONSITE AREA)	45.03	%
PARKING CALCULATIONS		
PROPOSED USE:	MULTI-FAMILY	
TOTAL SPACES PROVIDED	441 (1.59 SPACES PER UNIT)	
SURFACE PARKING PROVIDED	29 SPACES	
PARKING DECK SPACES PROVIDED	365 SPACES	
SPACES PROVIDED ON NUTT STREET	47 SPACES	
ACCESSIBLE SPACES IN PARKING DECK	10	
ACCESSIBLE SPACES IN SURFACE LOT	2	
ACCESSIBLE SPACES PROVIDED	12 (6 VAN)	
BICYCLE SPACES PROVIDED (5 PER 100 SPACES)	22	
SEC. 18-529, EACH PARKING SPACE LOCATED AT THE PERIMETER OF A PARKING FACILITY SHALL BE EQUIPPED WITH A CURB, WHEEL STOP, OR SIMILAR DEVICE TO PREVENT VEHICLE ENCRoACHMENT BEYOND PROPERTY LINES OF PARKING LOTS AND INTO PEDESTRIAN WAYS OR TRAFFIC AISLES.		
BUILDING FRONTAGE CALCULATIONS		
TOTAL BUILDING FRONTAGE	560 LF	
BUILDING FRONTAGE WITHIN 5' OF R/W REQUIRED	280 LF	
BUILDING FRONTAGE WITHIN 5' OF R/W PROVIDED	299 LF	
FLOOD ZONE INFORMATION		
100-YEAR FLOODPLAIN ELEV.	9'	
PROPOSED BUILDING FINISHED FLOOR ELEV.	13-14' *	
* FINISHED FLOOR VARIES IN BUILDING.		

S:\98860001\98860001\Drawings\CS101_0588-0001.dwg, 11/26/2014 11:01:47 AM, T:\murry

REV NO	DESCRIPTIONS	DATE
1	REVISION PER TRC COMMENTS RECEIVED 5/11/14	11/25/14
2	REVISION PER TRC COMMENTS RECEIVED 8/11/14	5/9/14



MCKIM & CREED
 243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE F-1222
 www.mckimcreed.com

SYMPHONY properties
 Orchestrating REAL Solutions

SAWMILL POINT
 1015 NUTT STREET
 WILMINGTON, NORTH CAROLINA
SITE PLAN

DATE: 25 NOV 2014	SCALE: HORIZONTAL: 1"=30'	MISC FILE NUMBER: CS101
MCE PROJ #: 06585-0001	VERTICAL: 1"=30'	DRAWING NUMBER: 6
DRAWN: TCM/RAC		
DESIGNED: TCM/RAC		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: 90% IN-PROGRESS PLANS		REVISION: B
NOT FOR CONSTRUCTION		

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name: _____ Date: _____

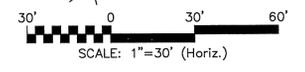
Planning: _____

Traffic: _____

Fire: _____

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE: _____ PERMIT # _____
 SIGNED: _____



NOTE: CAMA LAND CLASSIFICATION IS CONSERVATION.
 NOTE: ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SITE LINES FROM 30' - 10'.
 NOTE: WASTE DISPOSAL RECEPTACLES WILL BE WITHIN PARKING GARAGE ONLY.
 NOTE: IF THESE UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN

APPROVED

CITY OF WILMINGTON

ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAINAGE PIPE
- BUILDING ROOF OUTLINE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- SPOT ELEVATION (EXISTING GRADE ALONG BULKHEAD)

STORM DRAINAGE AND GRADING NOTES:

1. IN ACCORDANCE WITH NC GENERAL STATUTES, NPDES REGULATIONS, AND NHC REQUIREMENTS, STORMWATER DISCHARGE OUTFALLS SHALL BE INSPECTED BY THE CONTRACTOR. INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR AFTER EACH STORM EVENT OF 1/2 INCH OR GREATER, WITH ONE WEEKLY INSPECTION MINIMUM. NCEENR STANDARD INSPECTION REPORTS SHALL BE PREPARED AND SIGNED WITH COPIES PROVIDED TO THE OWNER, ARCHITECT, AND ENGINEER, BY THE CONTRACTOR.
2. INLET PROTECTION SHALL BE INSTALLED AROUND ALL STORM INLETS WITHIN THE LIMITS OF DISTURBANCE. STRUCTURES SHALL BE CONSTRUCTED TO FINAL PROPOSED CONDITION UPON STABILIZATION OF CONTRIBUTING GROUND SURFACES AND REMOVAL OF SEDIMENT FROM STORM PIPES.
3. SEDIMENT / EROSION DEVICES SHALL BE CHECKED BY THE CONTRACTOR DAILY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
4. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. UNLESS OTHERWISE NOTED, GRADES AND SPOT ELEVATIONS NOTED ON PLANS INDICATE FINISHED GRADE OR PAVEMENT SURFACE. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE INDICATED.
6. WHEN HAND SEEDING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD AND TACKED OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
7. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
8. NO LAND DISTURBANCE, INCLUDING TREE REMOVAL, IS TO OCCUR OUTSIDE THE LIMITS SHOWN.

STORM DRAINAGE NOTES:

1. ALL PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. ALL STORM DRAINAGE PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
3. DO NOT PLANT TREES WITHIN UTILITY AND DRAINAGE EASEMENTS.
4. THE ENGINEER AND THE CONTRACTOR SHALL INSPECT ALL EXISTING PIPES USED IN THE FINAL DRAINAGE SYSTEM AND AGREE ON THE CONDITION OF THE PIPES PRIOR TO CONSTRUCTION. IF DAMAGE OCCURS TO THESE PIPES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE PIPE(S).
5. THE CONTRACTOR SHALL CONTACT ONECALL BEFORE COMMENCING ANY WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WHETHER INDICATED ON THE DRAWINGS OR NOT. THE CONTRACTOR WILL ASSURE THE PRESENCE ON SITE OF A REPRESENTATIVE OF THE GAS COMPANY WHEN WORKING IN THE VICINITY OF ANY GAS MAINS.

CITY OF WILMINGTON STANDARD NOTES:

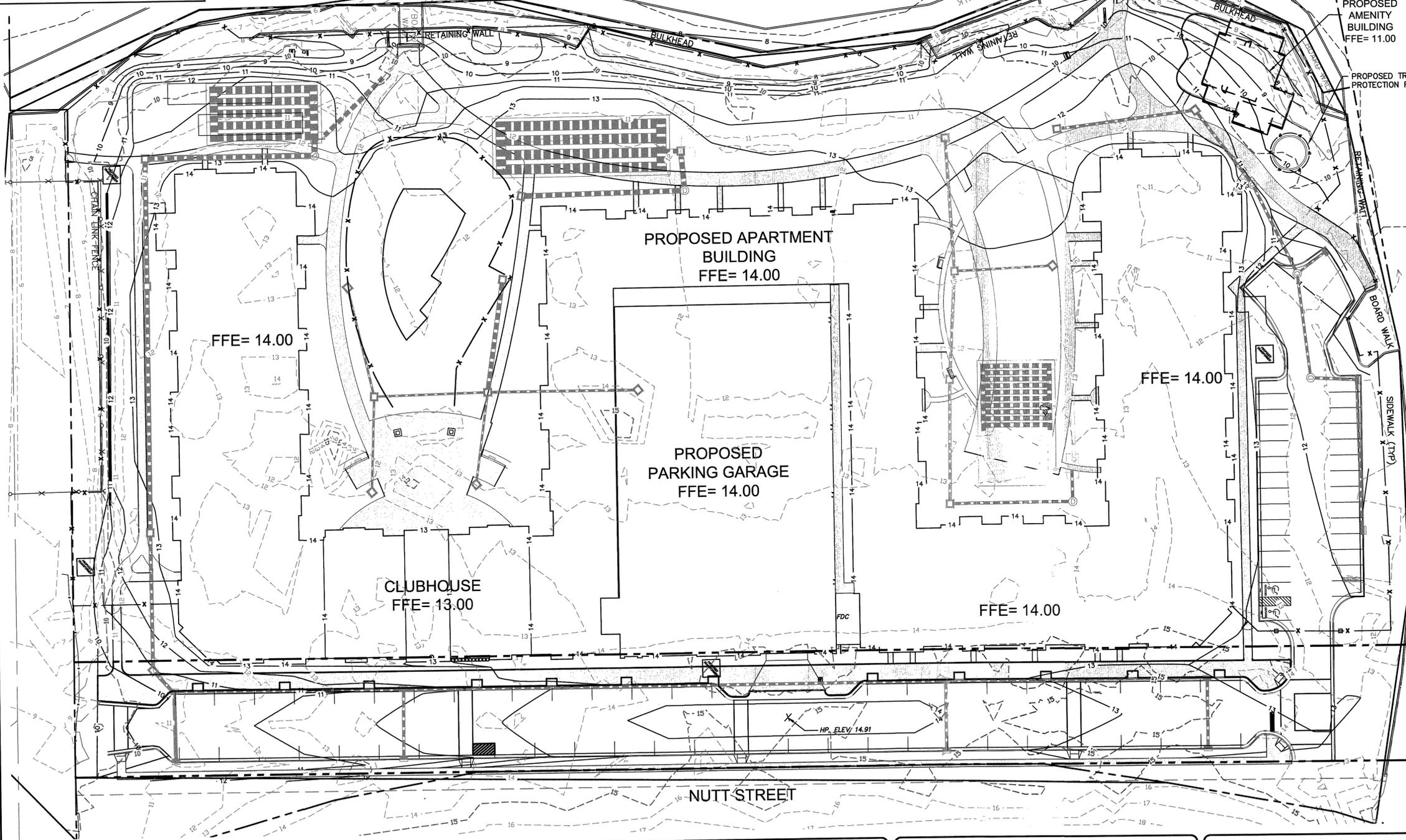
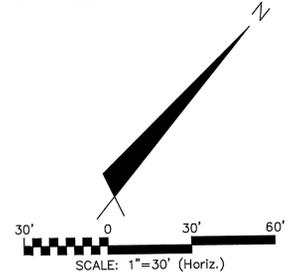
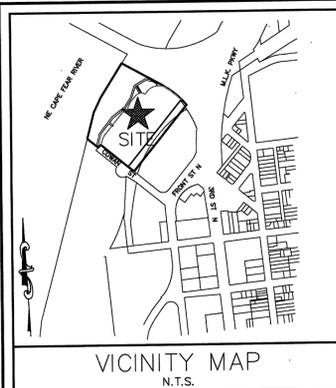
1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. ONCE STREETS ARE OPEN TO TRAFFIC, THE DEVELOPER SHALL CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
5. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
6. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR.
7. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE SHALL APPLY WITH THE CPWA IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
9. THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
10. CONTACT TRAFFIC ENGINEERING TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
11. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.

NOTE (G.S. 113A-57 (2))

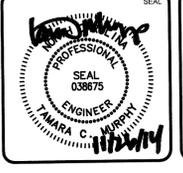
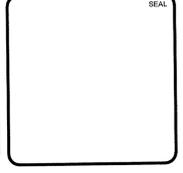
THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

NOTE COW(18-458)

NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT.



REV. NO.	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 9/18/14	11/25/14
A	REVISED PER TRC COMMENTS RECEIVED 2/17/14	3/8/14



MCKIM & CREED

243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

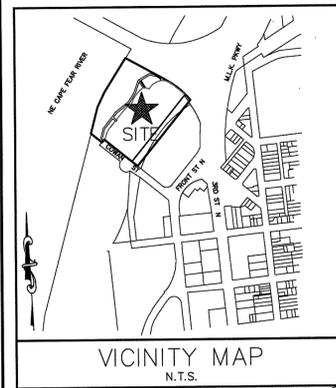
SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

GRADING PLAN

DATE: 25 NOV 2014	SCALE: HORIZONTAL: 1"=30'	M&C FILE NUMBER: CG101
MCE PROJ # 06586-0001	VERTICAL: 1"=30'	DRAWING NUMBER: 7
DRAWN: TCM/RAC		
DESIGNED: TCM/RAC		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: 90% IN-PROGRESS PLANS	REVISION: B	
NOT FOR CONSTRUCTION		

S:\6586\0001\6586-Drawing\CG101_6586-0001.dwg, 11/26/2014 11:02:21 AM, Thursday, ARCH plotted D:\24.00 x 36.00 Inches, 1:1

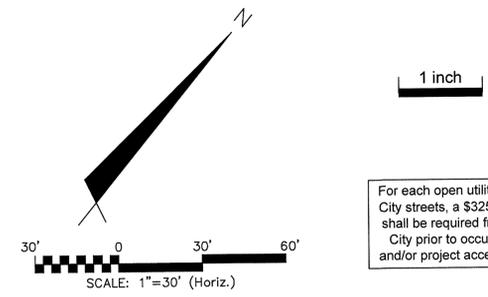


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAINAGE PIPE
- BUILDING ROOF OUTLINE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- STORM DRAINAGE YARD INLET

CB-17
 840.02, 840.03
 RIM
 INV. OUT

STRUCTURE LABEL
 DETAIL REFERENCE
 RIM (FLOWLINE)
 INVERT



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

Approved Construction Plan

Name _____ Date _____

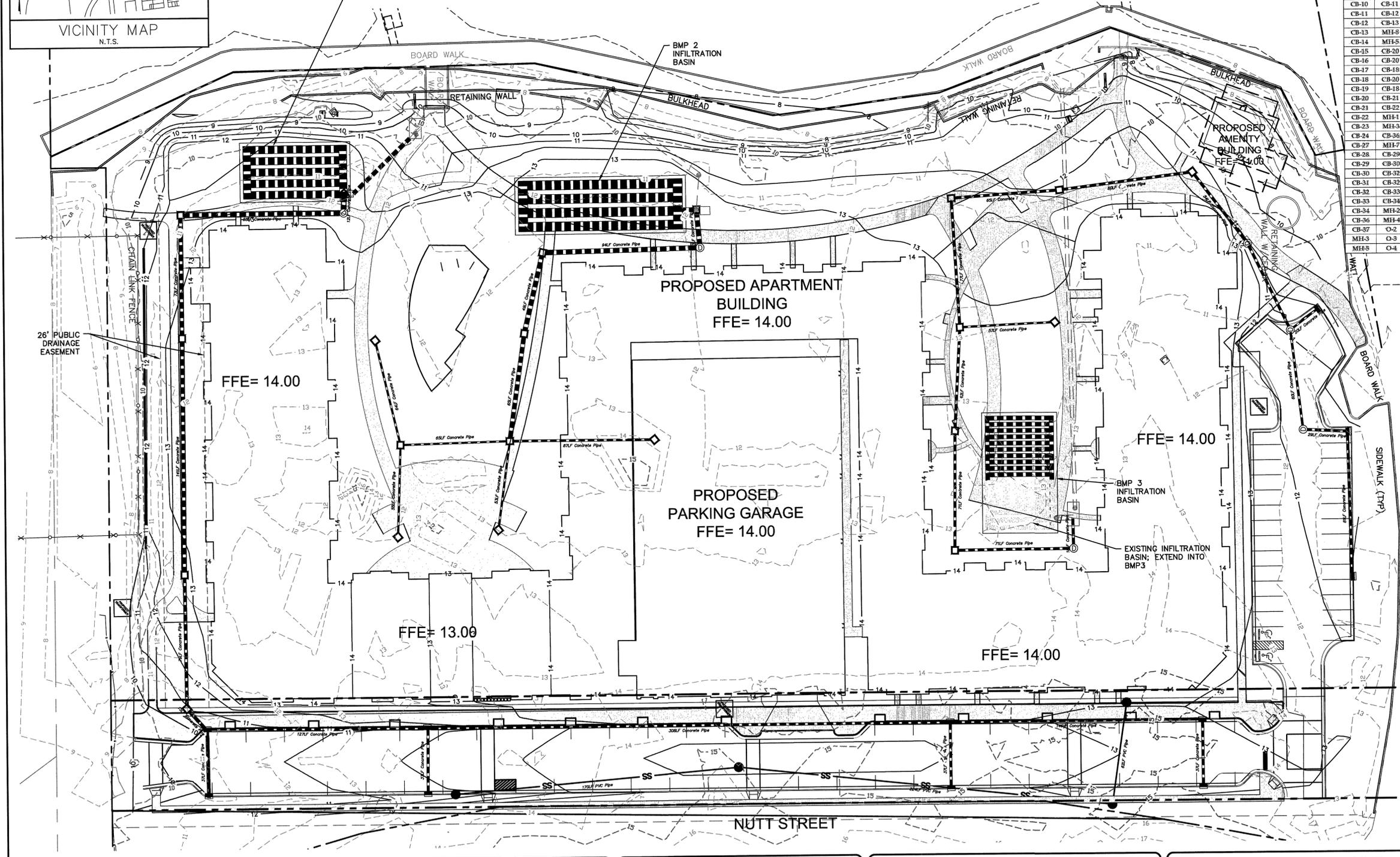
Planning _____

Traffic _____

Fire _____

STORM DRAINAGE PIPE TABLE

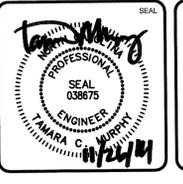
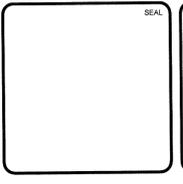
Start Node	Stop Node	Rim Elevation (Upstream)	Rim Elevation (Downstream)	Invert (Start) (ft)	Invert (Stop) (ft)	Material	Diameter (in)	Length (ft)	Slope (%)
MH-1	CB-23	13.71	13.32	7.76	6.60	RCP	18	22.8	0.0510
MH-2	CB-37	14.00	14.00	6.39	6.30	RCP	18	12.5	0.0360
MH-4	MH-7	11.40	11.18	8.76	8.52	RCP	15	60.0	0.0340
MH-6	CB-28	11.27	11.90	8.30	8.09	RCP	15	54.1	0.0400
MH-7	MH-6	11.18	11.27	8.52	8.30	RCP	15	57.3	0.0340
MH-8	CB-14	12.54	12.45	6.88	6.86	RCP	30	8.9	0.0330
CB-1	CB-2	13.02	13.00	10.52	10.40	RCP	18	42.0	0.0290
CB-2	CB-4	13.00	13.58	10.40	10.04	RCP	18	150.7	0.0320
CB-3	CB-4	13.58	13.58	10.50	10.04	RCP	18	312.8	0.0270
CB-4	CB-6	13.58	11.88	10.04	9.27	RCP	18	42.0	0.0400
CB-5	CB-6	11.92	11.68	9.42	7.90	RCP	18	131.4	0.0110
CB-6	CB-8	11.88	10.23	9.27	7.90	RCP	18	42.0	0.0290
CB-7	CB-8	10.51	10.86	7.90	7.86	RCP	18	19.2	0.0220
CB-8	CB-10	10.86	10.86	7.86	7.66	RCP	18	78.8	0.0030
CB-10	CB-11	10.86	12.76	7.86	7.66	RCP	18	78.8	0.0030
CB-11	CB-12	12.76	13.44	7.66	7.31	RCP	24	140.9	0.0020
CB-12	CB-13	13.44	12.26	7.31	7.13	RCP	24	73.4	0.0020
CB-13	MH-8	12.26	12.54	7.13	6.88	RCP	30	97.5	0.0030
CB-14	MH-5	12.45	10.76	6.86	6.50	RCP	30	58.1	0.0060
CB-15	CB-20	14.00	13.91	10.50	9.28	RCP	18	86.5	0.0140
CB-16	CB-20	13.40	13.91	9.90	9.28	RCP	12	53.1	0.0120
CB-17	CB-18	13.38	13.89	9.88	9.61	RCP	12	54.6	0.0050
CB-18	CB-20	13.89	13.91	9.61	9.28	RCP	12	65.4	0.0050
CB-19	CB-18	13.88	13.89	10.58	9.61	RCP	12	64.4	0.0120
CB-20	CB-21	13.91	13.83	9.28	8.96	RCP	18	65.0	0.0050
CB-21	CB-22	13.83	13.71	8.96	8.71	RCP	18	49.2	0.0050
CB-22	MH-1	13.71	13.71	8.71	7.76	RCP	18	94.1	0.0100
CB-23	MH-3	13.32	11.62	6.60	6.20	RCP	42	26.2	0.0150
CB-24	CB-36	12.02	11.00	9.52	9.11	RCP	15	91.1	0.0050
CB-27	MH-7	12.02	11.18	9.35	8.52	RCP	12	22.4	0.0420
CB-28	CB-29	11.90	12.19	8.09	7.76	RCP	35	80.2	0.0040
CB-29	CB-30	12.19	12.32	7.76	7.51	RCP	15	64.7	0.0040
CB-30	CB-32	12.32	13.48	7.51	7.20	RCP	18	76.9	0.0040
CB-31	CB-32	13.74	13.48	9.00	7.20	RCP	12	56.7	0.0320
CB-32	CB-33	13.48	14.00	7.20	6.95	RCP	18	62.0	0.0040
CB-33	CB-34	14.00	14.00	6.95	6.67	RCP	18	71.0	0.0040
CB-34	MH-2	14.00	14.00	6.67	6.39	RCP	18	70.8	0.0040
CB-36	MH-4	11.00	11.40	9.11	8.76	RCP	15	23.2	0.0150
CB-37	O-2	14.00	7.00	6.30	5.50	RCP	30	255.5	0.0030
MH-3	O-3	11.62	9.23	6.20	5.50	RCP	42	75.0	0.0090
MH-5	O-4	10.76	8.50	6.50	5.50	RCP	30	29.2	0.0340



State regulated water body serving the watershed:
 Cape Fear River - Class SC

Conveyance pipe for Infiltration Trench A shall be installed within a 26' recorded public drainage easement.

REV NO	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 5/18/14	11/28/14
A	REVISED PER TRC COMMENTS RECEIVED 2/17/14	3/27/14



MCKIM & CREED
 243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE F-1222
 www.mckimcreed.com

SYMPHONY properties
 Orchestrating REAL Solutions

SAWMILL POINT
 1015 NUTT STREET
 WILMINGTON, NORTH CAROLINA
STORM DRAINAGE PLAN

DATE: 26 NOV 2014
 MCE PROJ #: 05586-0001
 DRAWN: TCM/RAC
 DESIGNED: TCM/RAC
 CHECKED: RMC
 PROJ. MGR.: RMC

SCALE: HORIZONTAL: 1"=30' VERTICAL:

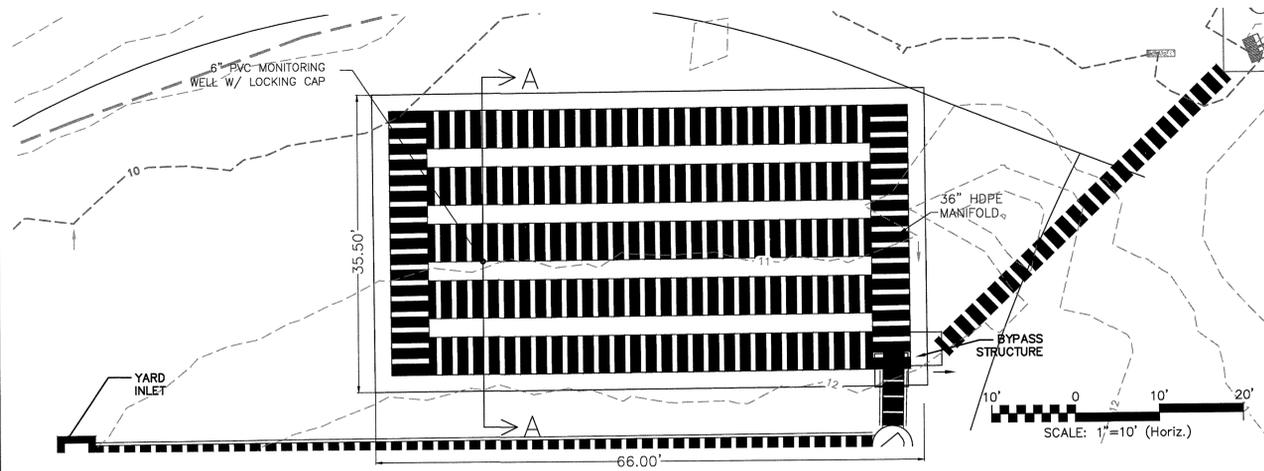
MCE FILE NUMBER: CG102
 DRAWING NUMBER: 8

STATUS: 90% IN-PROGRESS PLANS
 NOT FOR CONSTRUCTION

REVISION: B

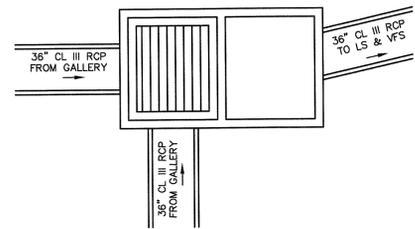
S:\05586\0001\05586-0001\Drawings\CG102_05586-0001.dwg, 11/26/2014 11:02:55 AM, T.Murphy, ACP: Export to PDF, 11/26/2014 11:02:55 AM, 11

INFILTRATION GALLERY A



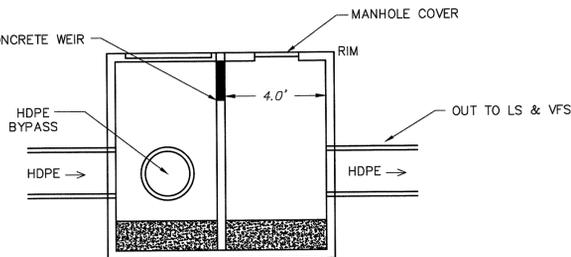
INFILTRATION GALLERY A
DA= 1.97 AC
STORAGE VOL.= 7,879 CF

PLAN VIEW
SCALE: 1" = 10'

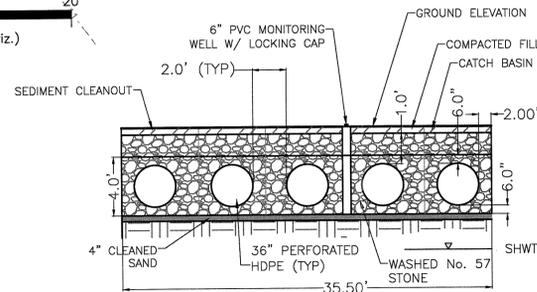


PLAN VIEW

BYPASS STRUCTURE
NOT TO SCALE



SECTION

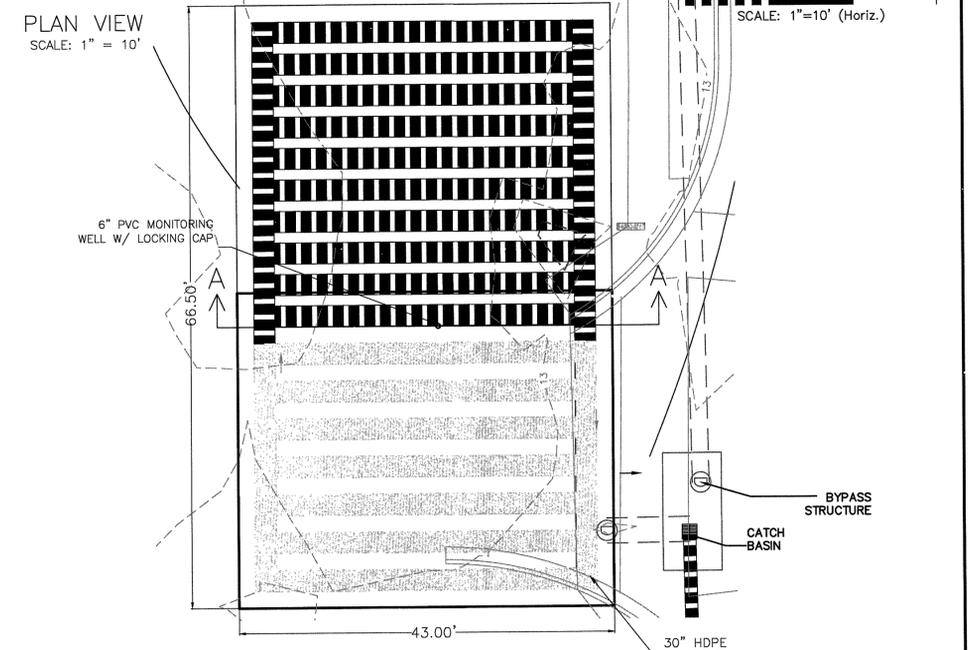


NOTE: WRAP No. 57 STONE WITH NON-WOVEN FABRIC ON ALL SIDES. OVERLAP PER CITY OF WILMINGTON TECHNICAL STANDARDS.

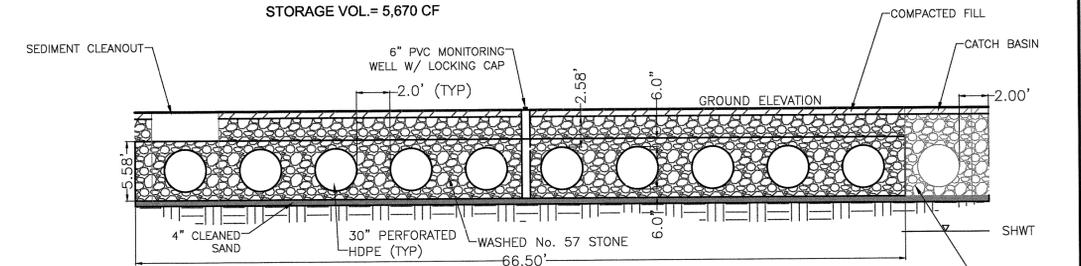
SECTION A-A
SCALE: N.T.S.

INFILTRATION GALLERY C

PLAN VIEW
SCALE: 1" = 10'



INFILTRATION GALLERY C
DA= 2.21 AC
STORAGE VOL.= 5,670 CF

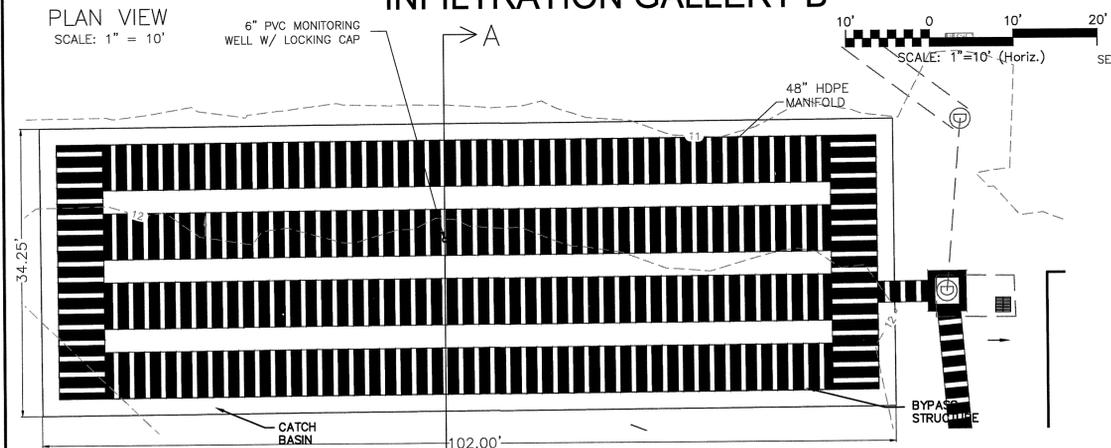


NOTE: WRAP No. 57 STONE WITH NON-WOVEN FABRIC ON ALL SIDES. OVERLAP PER CITY OF WILMINGTON TECHNICAL STANDARDS.

SECTION A-A
SCALE: N.T.S.

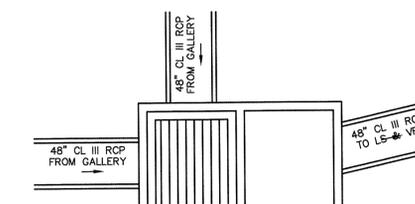
INFILTRATION GALLERY B

PLAN VIEW
SCALE: 1" = 10'



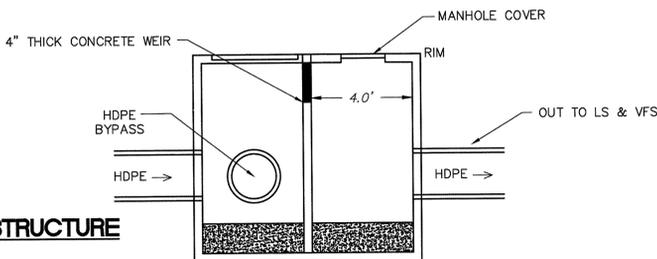
INFILTRATION GALLERY B
DA= 3.24 AC
STORAGE VOL.= 14,322 CF

PLAN VIEW
SCALE: 1" = 10'

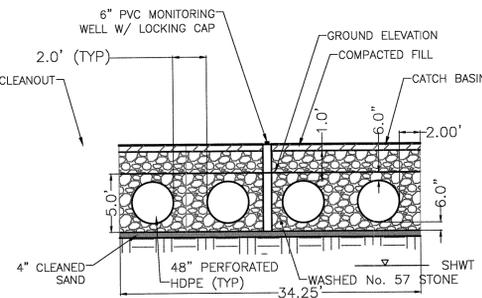


PLAN VIEW

BYPASS STRUCTURE
NOT TO SCALE



SECTION



NOTE: WRAP No. 57 STONE WITH NON-WOVEN FABRIC ON ALL SIDES. OVERLAP PER CITY OF WILMINGTON TECHNICAL STANDARDS.

SECTION A-A
SCALE: N.T.S.

PLAN VIEW

BYPASS STRUCTURE
NOT TO SCALE

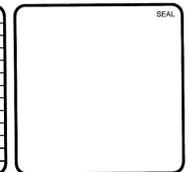
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

1 inch
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan	
Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____

DATE: 25 NOV 2014	SCALE: HORIZONTAL: N/A VERTICAL: _____	MAC FILE NUMBER: CG502
MCE PROJ. # 05585-0001	DRAWN: TCMRAC	DRAWING NUMBER: 9
DESIGNED: TCMRAC	CHECKED: RMC	REVISION: B
PROJ. MGR: RMC	STATUS: 90% IN-PROGRESS PLANS NOT FOR CONSTRUCTION	

REV. NO.	DESCRIPTIONS	DATE
0	REVISED PER TRC COMMENTS RECEIVED 5/18/14	5/18/14
1	REVISED PER TRC COMMENTS RECEIVED 2/11/14	2/11/14

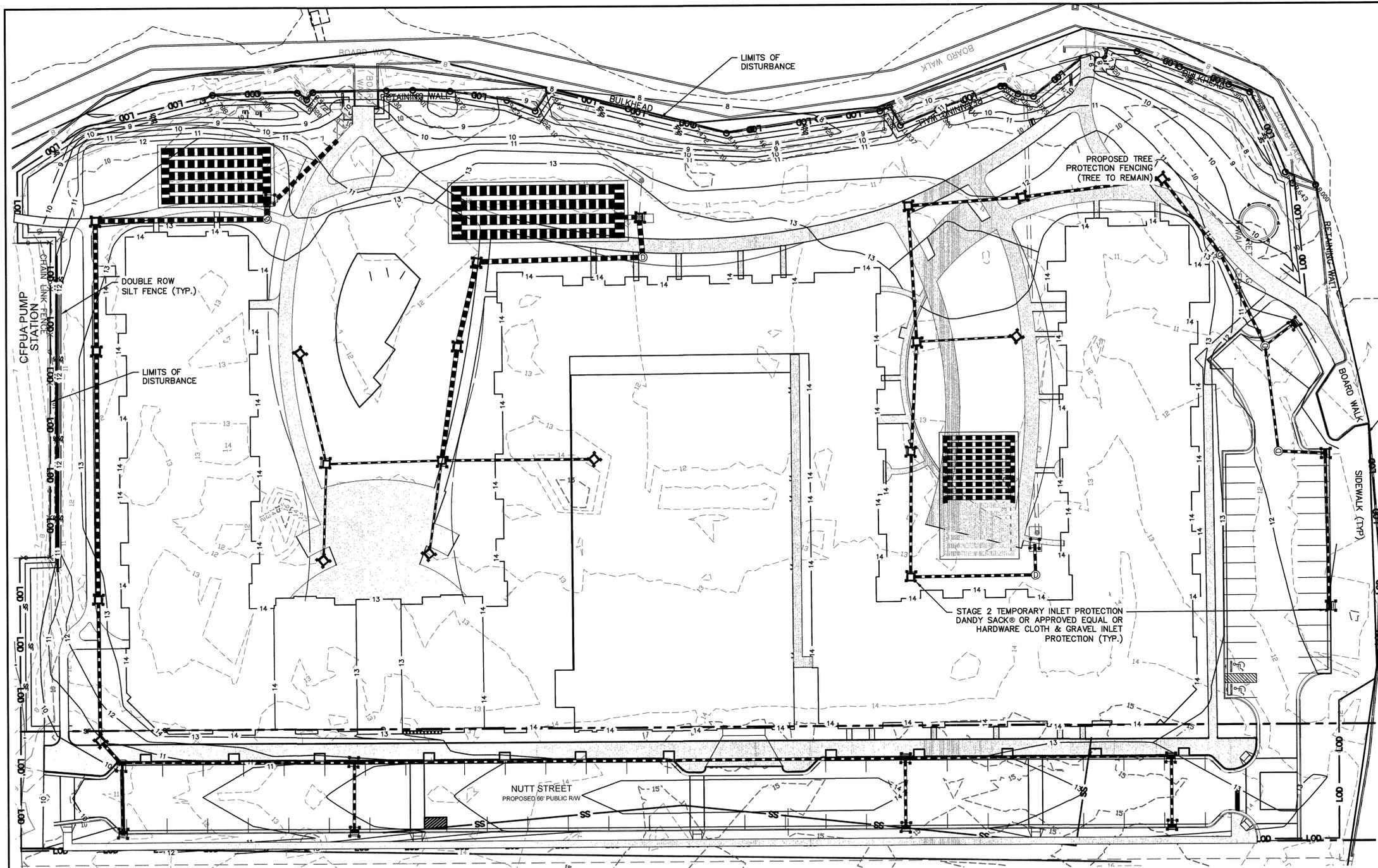


MCKIM & CREED
243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

SYMPHONY properties
Orchestrating REAL Solutions

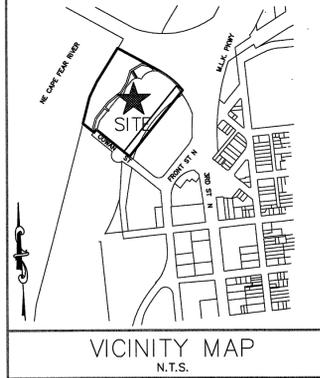
SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA
STORMWATER MANAGEMENT DETAILS

S:\05\051108\Projects\CG502_05585-0001.dwg, 1/25/2014 11:03:15 AM, Murphy, ARCH updated D (24.00 X 36.00 Inches), 1:1



LIMITS OF DISTURBANCE = 7.11 AC

LAT: 34° 14' 59" N
LONG: 77° 56' 59" W



STAGE 2 CONSTRUCTION SEQUENCE

1. INSTALL SEWER AND WATER AND STORMWATER MANAGEMENT FACILITIES TO INCLUDE PIPING, CATCH BASINS, DROP INLETS AND INFILTRATION TRENCH SYSTEMS INCLUDING INSTALLATION OF STAGE TWO INLET PROTECTION.
2. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT CONTROL MEASURES AS REQUIRED ON THE PLANS AND PERMIT.
3. COMPLETE PARKING AREAS AND ENTRANCE CONSTRUCTION TO SUBGRADE. COMPACT ALL FILL AREAS TO 95% STD. PROCTOR MAXIMUM DRY DENSITY.
4. INSTALL GRAVEL BASE IN PARKING AREAS.
5. INSTALL CONCRETE CURB AND GUTTER.
6. INSTALL FIRST LIFT OF ASPHALT BASE COURSE, AND THEN HOLD OFF ON THE FINAL ASPHALT COURSE UNTIL END OF CONSTRUCTION SEQUENCE.
7. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN EROSION CONTROL MEASURES AND CLEAN AND REPAIR TEMPORARY SEDIMENT MEASURES TO MEET NEW HANOVER COUNTY APPROVAL.
8. UPON COMPLETION OF CONSTRUCTION, PRIOR TO FINAL ASPHALT LIFT INSTALLATION, CONTRACTOR TO REQUEST FINAL INSPECTION FROM NEW HANOVER COUNTY EROSION CONTROL INSPECTOR TO ALLOW REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES.
9. INSTALL LANDSCAPING AND ESTABLISH FINAL GRADES AS SHOWN ON CG-101.
10. INSTALL PERMANENT SEEDING. REFER TO GROUND STABILIZATION CRITERIA TABLE FOR AREAS THAT REQUIRE 7-DAY STABILIZATION. ALL OTHER AREAS NOT REQUIRING 7-DAY STABILIZATION SHALL BE STABILIZED WITHIN 14-DAYS.
11. REMOVE ALL SEDIMENT FROM ALL STORM DRAIN PIPES.
12. SILT FENCE MUST REMAIN INSTALLED AND FUNCTIONING PROPERLY UNTIL THE LIMITS OF CONSTRUCTION HAVE BEEN PERMANENTLY STABILIZED.

NOTE (G.S. 113A-57 (2))

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERIMETER DICES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10 FT OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FT IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)

LEGEND

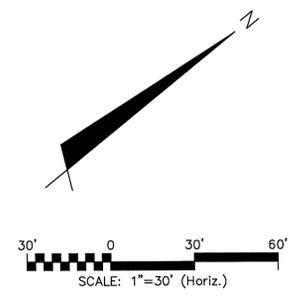
△ RBC = REBAR & CAP	● = SANITARY SEWER MANHOLE
● IPF = IRON PIPE FOUND	□ = POWER POLE
INV. = INVERT	Y/GW = GUY WIRE
EL. = ELEVATION	□ = CABLE PEDESTAL
○ = WELL	□ = TELEPHONE PEDESTAL
⊕ = FIRE HYDRANT	○ = TELEPHONE MANHOLE
⊕ = WATER VALVE	□ = GAS VALVE
⊕ = GRATED INLET	□ = ASPHALT PAVEMENT
⊕ = YARD INLET	□ = TEMPORARY TREE PROTECTION
⊕ = STORM DRAIN MANHOLE	□ = TEMPORARY INLET PROTECTION
— LOD — LOD — = LIMITS OF DISTURBANCE LINE	
— SF — SF — = SILT FENCE LINE	
— SD — SD — = UNDERGROUND STORM LINE	
— SS — SS — = UNDERGROUND SANITARY LINE	
— W — W — = UNDERGROUND WATER LINE	

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

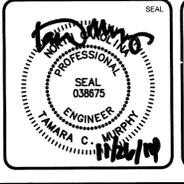
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

1 inch

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____



REV. NO.	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 5/14/14	11/25/14
A	REVISED PER TRC COMMENTS RECEIVED 2/11/14	2/14/14



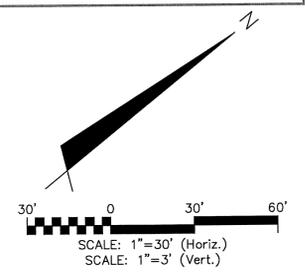
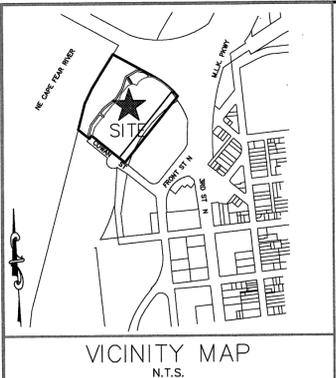
MCKIM & CREED
243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

SYMPHONY properties
Orchestrating REAL Solutions

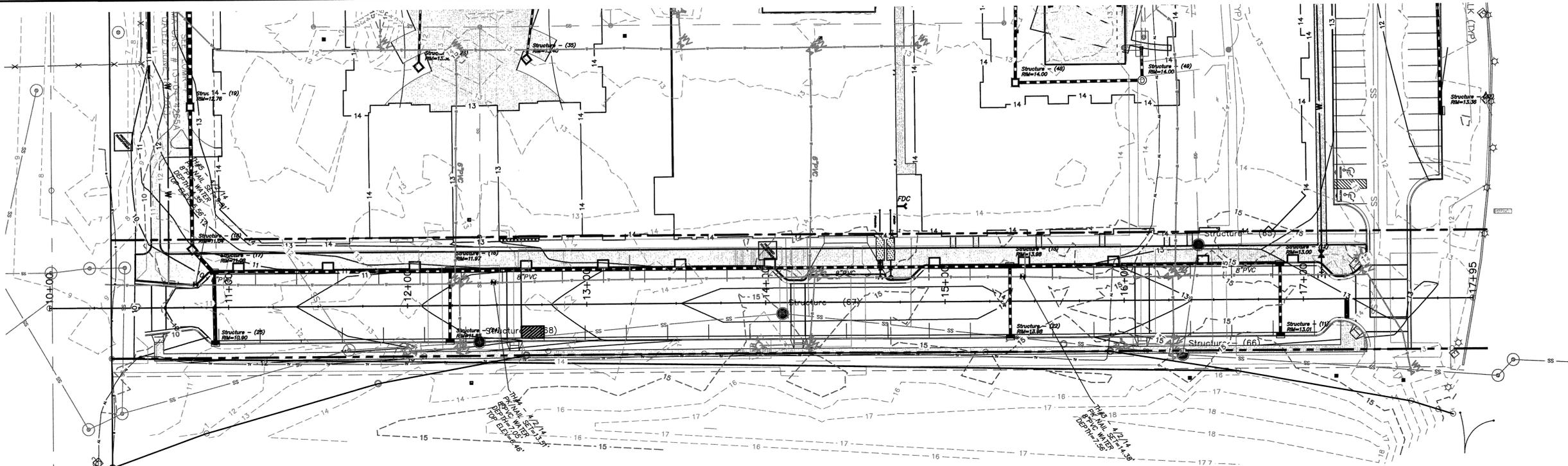
SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA
**SEDIMENT & EROSION CONTROL
STAGE 2**

DATE: 25 NOV 2014
MCE PROJ # 06588-0001
DRAWN TCM/RAC
DESIGNED TCM/RAC
CHECKED RMC
PROJ. MGR. RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=30'
MAC FILE NUMBER: CE102
DRAWING NUMBER: 10
STATUS: 90% IN-PROGRESS PLANS
NOT FOR CONSTRUCTION
REVISION: B



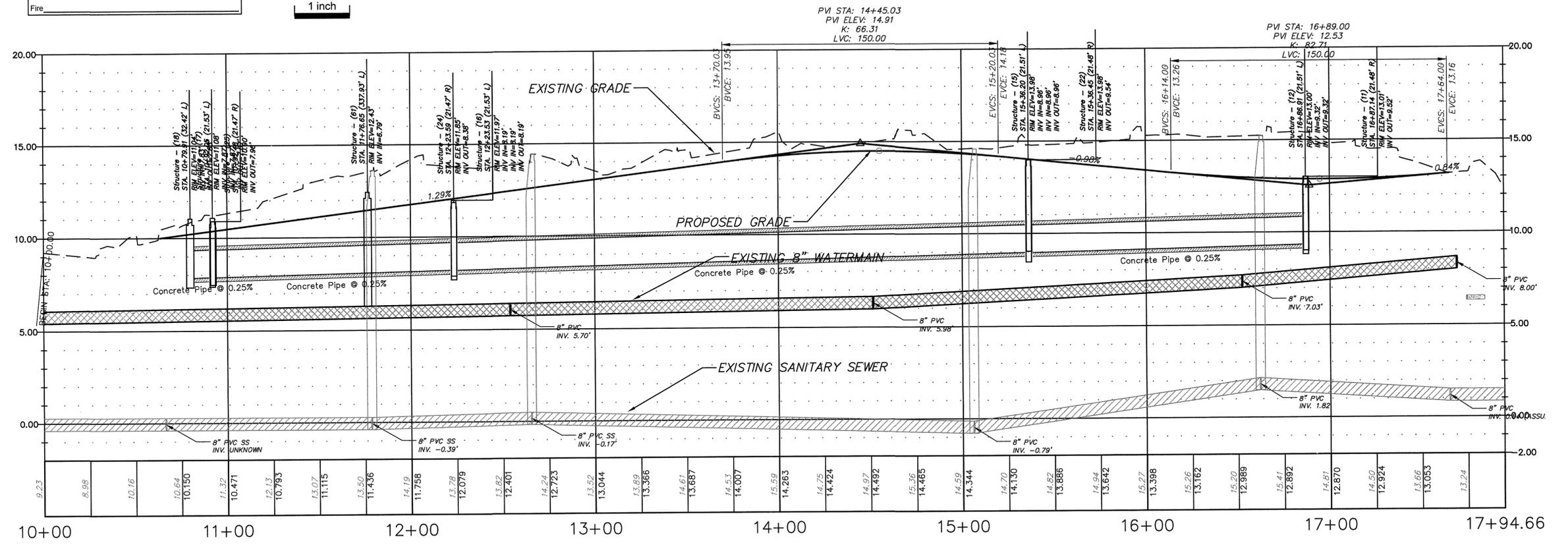
STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____



Approved Construction Plan

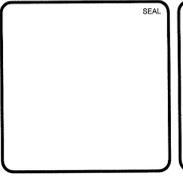
Name	Date
Planning	
Traffic	
Fire	

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



PROPOSED NUTT STREET

REV. NO.	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 5/16/14	1/22/14
A	REVISED PER TRC COMMENTS RECEIVED 2/17/14	5/24



MCKIM & CREED
 243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE F-1222
 www.mckimcreed.com

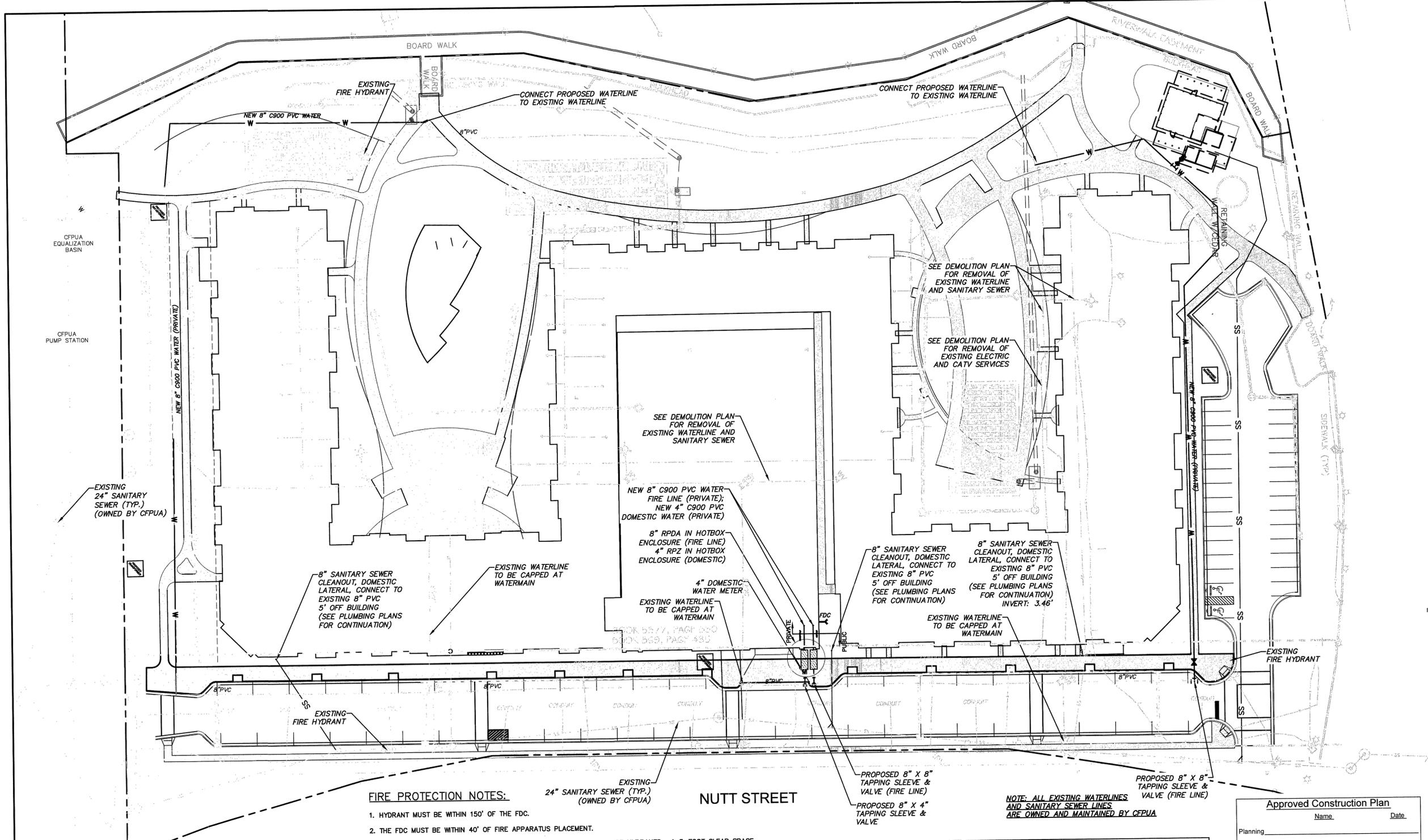
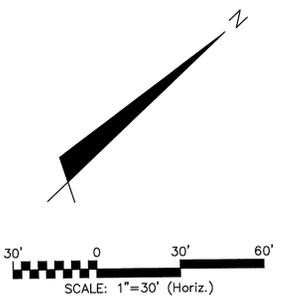
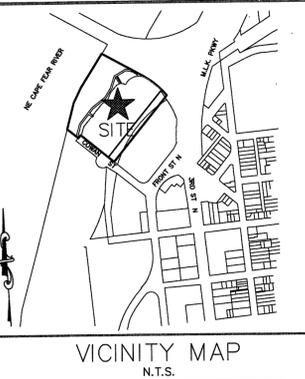
SYMPHONY properties
 Orchestrating REAL Solutions

SAWMILL POINT
 1015 NUTT STREET
 WILMINGTON, NORTH CAROLINA

NUTT STREET ROADWAY PROFILE

DATE: 26 NOV 2014	SCALE: 1"=30' HORIZONTAL, 1"=3' VERTICAL	PROJECT NUMBER: CT701
MCE PROJ. #: 06588-0001	DESIGNED: TCM/RAC	DRAWING NUMBER: 11
DRAWN: TCM/RAC	CHECKED: RMC	REVISION: B
PROJ. MGR: RMC	STATUS: 90% IN-PROGRESS PLANS	NOT FOR CONSTRUCTION

S:\055000\001\000\Drawings\CT701_06588-0001.dwg, 11/26/2014 11:04:10 AM, Murphy, ARCH: Murphy & Co. (10/26/2014) 1:11



NOTE: ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN ACCORDANCE WITH ALL REQUIREMENTS IN THE CENTRAL BUSINESS DISTRICT ZONING REGULATIONS, HVAC EQUIPMENT, WINDOW AIR CONDITIONING UNITS, AND OTHER ELECTRICAL EQUIPMENT SHALL NOT BE LOCATED ON STREET FRONTSAGES. ALL SUCH EQUIPMENT SHALL BE PLACED IN INTERIOR YARDS OR ON THE ROOF OF THE BUILDING AND SCREENED FROM THE RIGHT OF WAY. THE FINAL LOCATION OF UTILITY METERS AND TRANSFORMERS IS PENDING.

NOTE: ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.

FIRE PROTECTION NOTES:

1. HYDRANT MUST BE WITHIN 150' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
4. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. COMBUSTIBLE MATERIALS MAY NOT BE STORED OR ERECTED ONSITE WITHOUT CITY FIRE INSPECTOR APPROVAL.
6. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
7. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
8. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM UNDERGROUND UTILITIES
9. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES

1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
2. SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
3. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
5. NO FLEXIBLE COUPLINGS SHALL BE USED.
6. ALL STAINLESS STEEL FASTENERS SHALL BE 316.

NUTT STREET

ESTIMATED WATER & SANITARY DEMAND			
PROPOSED USE	EXISTING FLOW (GPD)	REQUIREMENT	FLOW (GAL)
RESIDENTIAL	360 (SINGLE RESIDENCE)	360 GALLONS/DAY/UNIT	100,080
TOTAL =			100,080

EXISTING WATER & SANITARY DEMAND			
EXISTING USE	EXISTING FLOW (GPD)	REQUIREMENT	FLOW (GAL)
VACANT	0	0	0
TOTAL =			0

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

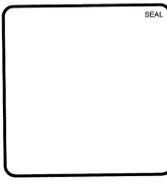
STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

1 inch

REV/NO	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 9/18/14	11/29/14
A	REVISED PER TRC COMMENTS RECEIVED 2/11/14	5/9/14



MCKIM & CREED

243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

UTILITY PLAN

DATE: 25 NOV 2014
MCE PROJ #: 06586-0001
DRAWN: TCM/RAC
DESIGNED: TCM/RAC
CHECKED: RMC
PROJ. MGR: RMC

SCALE: HORIZONTAL: 1"=30' VERTICAL: _____

MAC FILE NUMBER: **CU101**
DRAWING NUMBER: **12**

STATUS: 90% IN-PROGRESS PLANS
NOT FOR CONSTRUCTION

REVISION: **B**

GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WILMINGTON, NORTH CAROLINA UNLESS OTHERWISE NOTED.
- ALL TREES, STUMPS, ROOT MAT, ETC. SHALL BE ENTIRELY REMOVED REGARDLESS OF DEPTH. BURIAL OF ORGANIC MATERIAL WITHIN THE PROJECT LIMITS IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS IS PERMITTED. HOWEVER, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMBANKMENT OR TOPSOIL.
- THE CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN OFF-SITE SPOIL AREAS FOR DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY. OFF-SITE SPOIL AREAS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BY APPLICABLE REGULATORY AGENCIES AND PRIOR TO UTILIZATION BY THE CONTRACTOR. NO AREAS DESIGNATED AS WETLANDS WILL BE PERMITTED FOR USE AS A DISPOSAL SITE. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION TO THE ENGINEER THAT NO WETLANDS WILL BE IMPACTED. THE ENGINEER WILL NOT CONSIDER ANY DELAYS OR MONETARY CLAIMS OF ANY NATURE RESULTING FROM THE CONTRACTOR'S FAILURE OR DIFFICULTY IN FINDING NECESSARY DISPOSAL SITES TO MEET THE TIME FRAMES REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANS, PERMITS, EROSION AND SEDIMENT CONTROL MEASURES, ETC. REQUIRED BY THE APPROPRIATE REGULATORY AGENCIES FOR UTILIZING OFF-SITE SPOIL AREAS. THE CONTRACTOR SHALL CERTIFY TO THE ENGINEER THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO UTILIZING THE OFF-SITE SPOIL AREAS. ALL COSTS FOR PROCURING AND UTILIZING THE OFF-SITE SPOIL AREAS ARE TO BE INCIDENTAL TO THE BASE BID.
- APPROVED COVERS TO PREVENT MATERIAL FROM LEAVING THE TRUCKS MUST BE INSTALLED OVER ALL LOADED TRUCKS HAULING BORROW EXCAVATED MATERIAL AND/OR FINE AGGREGATES TO OR FROM THE PROJECT SITES OVER STATE MAINTAINED ROADS. THE TRUCKS SHALL BE FULLY COVERED TO PREVENT MATERIAL FROM LEAVING THE TRUCK DURING HAULING. ANY MATERIALS DELIVERED, TRANSPORTED, OR REMOVED IN UNCOVERED TRUCKS WILL BE INCORPORATED INTO THE PROJECT OR REMOVED FROM THE SITE WITH NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR FURNISHING, REMOVING, OR PLACING THE MATERIALS INVOLVED.
- DRIVEWAYS ARE NOT TO BE LOCATED OVER WATER METERS OR SEWER CLEANOUTS. METERS WILL NOT BE SET IF WATER METER BOXES, SEWER CLEAN-OUTS, VALVE BOXES OR OTHER APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED.
- EXISTING PAVING, CONCRETE, AND OTHER UNSUITABLE MATERIALS SHALL NOT BE USED AS FILL AND SHALL BE DISPOSED OF OUTSIDE THE PROJECT LIMITS AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS RESPONSIBLE FOR PERMITTING AND FEES FOR DISPOSAL.

GENERAL NOTES

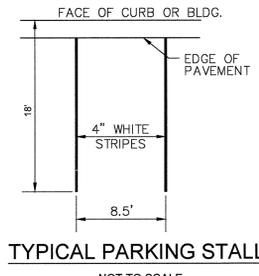
- IN ACCORDANCE WITH N.C.G.S. 136-44.14, ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED ON EACH SIDE OF ANY STREET OR ROAD, WHERE CURBS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
- WHEELCHAIR RAMPS SHALL BE LOCATED AS INDICATED IN DETAIL DRAWINGS. HOWEVER, EXISTING LIGHT POLES, FIRE HYDRANTS, DROP PILETS, ETC. MAY AFFECT PLACEMENT.
- CURB RAMPS SHALL HAVE DETECTABLE WARNINGS EXTENDING THE FULL WIDTH OF THE RAMP AND A MINIMUM OF 2-FT. IN LENGTH.

CONSTRUCTION NOTES

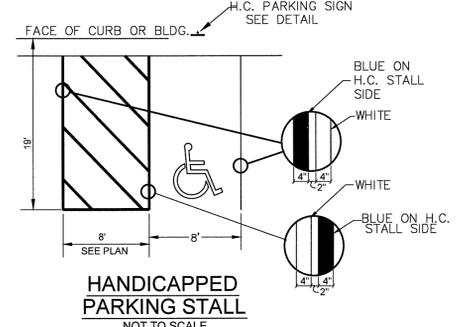
- CONSTRUCTION SHALL CONFORM WITH CONSTRUCTION STANDARDS OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED OF CLASS 'A' CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
- A 1/4-IN. EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
- IN NO CASE SHALL THE WIDTH OF A CURB RAMP OR CURB CUT BE LESS THAN 40-IN. (3-FT, 4-IN.), NOT INCLUDING THE FLARED SIDES.
- TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
- THE MAXIMUM SLOPE ON THE CURB RAMP RUN IS 1:12.
- THE MAXIMUM CROSS SLOPE OF THE CURB RAMP IS 1:50.
- MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48-IN. LONG BETWEEN THE CURB RAMPS.
- DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9-IN., A HEIGHT OF NOMINAL 0.2-IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35-IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

ADDITIONAL NOTES

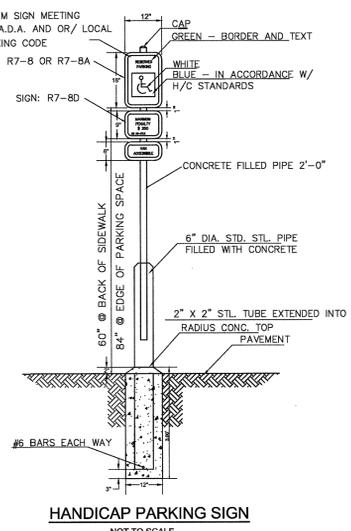
- STOP BARS SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT.
- PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF THE PEDESTRIAN CROSSWALK.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THIS DOCUMENT IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S. GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.
- CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
- THE BOTTOM OF DIAGONAL (CORNER TYPE) CURB RAMPS AT MARKED CROSSINGS SHALL HAVE 48-IN. MINIMUM CLEAR SPACE WITHIN THE MARKINGS.
- IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL HAVE AT LEAST A 24-IN. LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



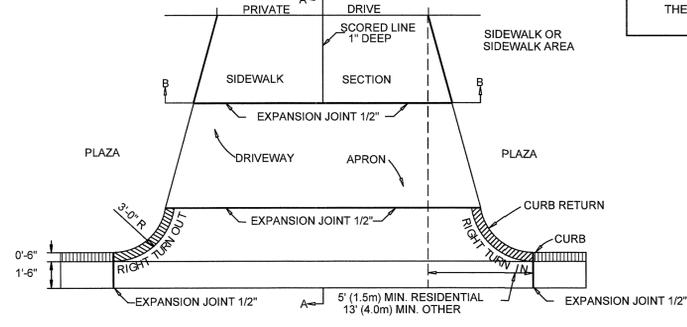
TYPICAL PARKING STALL
NOT TO SCALE



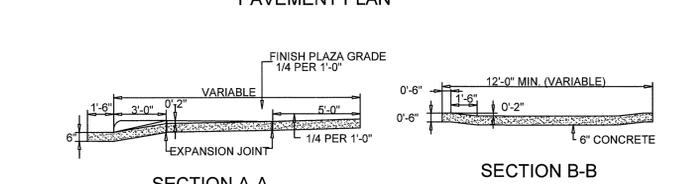
HANDICAPPED PARKING STALL
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



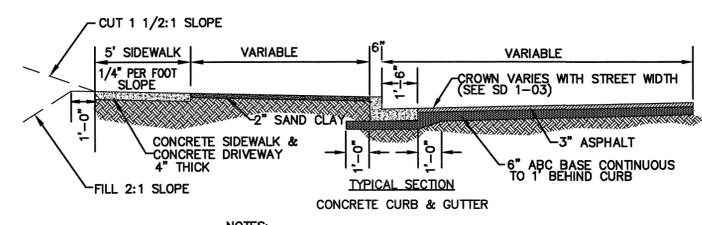
PAVEMENT PLAN



SECTION A-A and **SECTION B-B**

STANDARD DRIVEWAY DETAIL

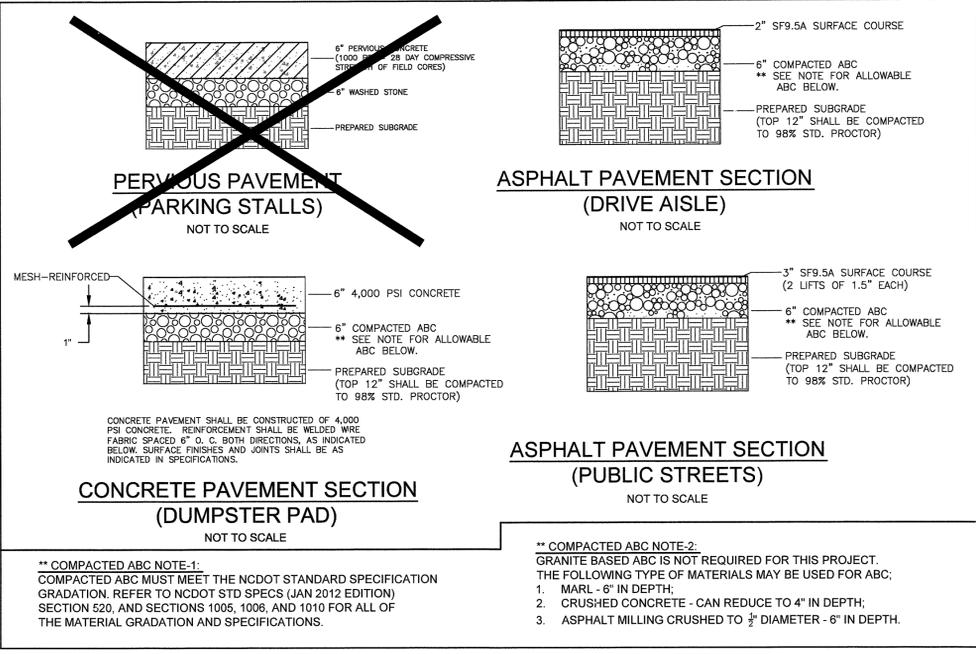
SD 8-02
NOT TO SCALE



- NOTES:**
- *COMBINED CONCRETE CURB & GUTTER, CONCRETE SIDEWALK AND DRIVEWAYS TO BE 3000 POUNDS STRENGTH CONCRETE.
 - *SCORE JOINTS TO BE PLACED EVERY 5' ACROSS SIDEWALK, IN SIDEWALK AREA OF DRIVEWAYS.
 - *EXPANSION JOINTS TO BE PLACED ACROSS SIDEWALK EVERY 30'.
 - *EXPANSION JOINTS TO BE PLACED BETWEEN: SIDEWALK AND CURB, SIDEWALK AND DRIVEWAY, AND DRIVEWAY AND CURB RETURN WHERE THEY ADJOIN.

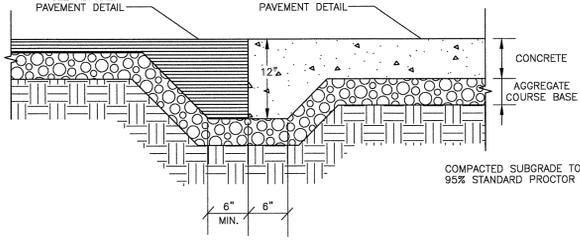
STANDARD STREET SECTION

SD 1-02
NOT TO SCALE



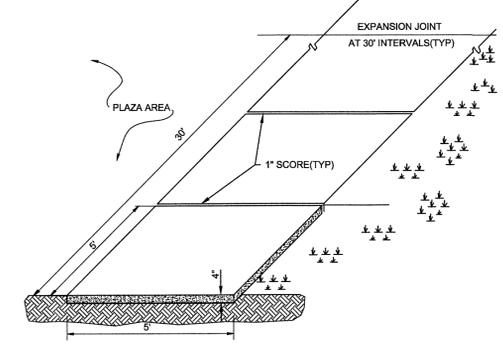
**** COMPACTED ABC NOTE-1:**
COMPACTED ABC MUST MEET THE NCDOT STANDARD SPECIFICATION GRADATION. REFER TO NCDOT STD SPECS (JAN 2012 EDITION) SECTION 520, AND SECTIONS 1005, 1006, AND 1010 FOR ALL OF THE MATERIAL GRADATION AND SPECIFICATIONS.

**** COMPACTED ABC NOTE-2:**
GRANITE BASED ABC IS NOT REQUIRED FOR THIS PROJECT. THE FOLLOWING TYPE OF MATERIALS MAY BE USED FOR ABC:
1. MARL - 6" IN DEPTH;
2. CRUSHED CONCRETE - CAN REDUCE TO 4" IN DEPTH;
3. ASPHALT MILLING CRUSHED TO 3/8" DIAMETER - 6" IN DEPTH.



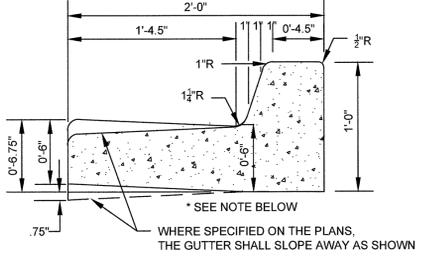
ASPHALT TO CONCRETE TRANSITION

NOT TO SCALE



STANDARD SIDEWALK DETAIL

SD 8-15
NOT TO SCALE



STANDARD CURB SECTION TYPE "A"

SD 7-01
NOT TO SCALE

NOTE: 4" OF COMPACTED ABC SHALL BE PLACED BELOW TYPE-A CURB AND GUTTER. FURTHER, THE 6" ABC DEPTH SHALL BE EXTENDED 12" BEHIND THE BACK OF CURB PER CITY STD SD J-02.

WHERE SPECIFIED ON THE PLANS, THE GUTTER SHALL SLOPE AWAY AS SHOWN

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN

APPROVED

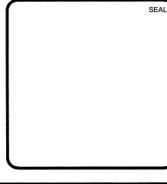
CITY OF WILMINGTON

ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

REV. NO.	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 01/14/14	1/15/14
A	REVISED PER TRC COMMENTS RECEIVED 01/14/14	01/14



MCKIM & CREED

243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

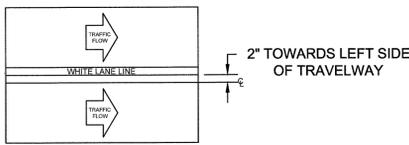
SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

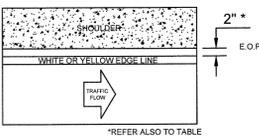
SITE DETAILS

DATE: 25 NOV 2014	SCALE: HORIZONTAL: N/A	MAC FILE NUMBER: CS501
MCE PROJ #: 05595-0001	DESIGNED: TCM/RAC	DRAWING NUMBER: 13
CHECKED: RMC	PROJ. MGR: RMC	VERTICAL: N/A
STATUS: 90% IN-PROGRESS PLANS		REVISION: B
NOT FOR CONSTRUCTION		

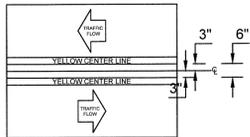
LANE LINE OFFSET DETAIL



EDGE LINE OFFSET DETAIL



CENTER LINE OFFSET DETAIL



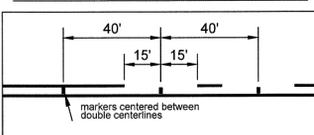
PAVEMENT MARKINGS OFFSETS SD 11-02

PAVEMENT MARKER SPACING CHART	
TYPE OF PAVEMENT MARKING	TYPICAL SPACING IN FT (speed limit <= 45mph)
Centerlines—along through lanes	40
Centerlines—along horizontal curves	per Traffic Engineering
Skip Lines—along through lanes	40
Turn Lanes—Skip Lines	40
Turn Lanes—Solid Lane Lines	20
Turn Lanes—Centerlines	40
Painted Islands—White	20
Painted Islands—Yellow	40
Rated Median Islands	40
Other Markings	per Traffic Engineering

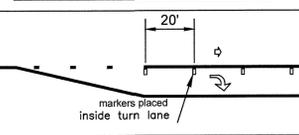
GENERAL NOTES

- CRYSTAL/RED MARKERS SHALL BE USED ALONG WHITE PAVEMENT MARKINGS UNLESS OTHERWISE DIRECTED BY TRAFFIC ENGINEERING. RED SIDE OF MARKER TO FACE "WRONG-WAY" TRAFFIC.
- PAVEMENT MARKERS SHOULD NOT BE PLACED CLOSER THAN 2 INCHES TO A PAVEMENT CONSTRUCTION JOINT, EXCEPT WHEN PLACED BETWEEN DOUBLE YELLOW CENTERLINES.
- PAVEMENT MARKERS SHALL NOT BE PLACED DIRECTLY ON PAVEMENT MARKINGS.
- PAVEMENT MARKERS USED IN CONJUNCTION WITH DOUBLE YELLOW CENTERLINES SHALL BE PLACED MID-WAY BETWEEN THE LINES, WITH A GAP BETWEEN MARKER AND MARKINGS.

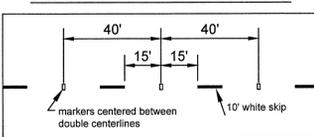
PLACEMENT ALONG YELLOW CENTERLINES



PLACEMENT ALONG TURN LANE LINES



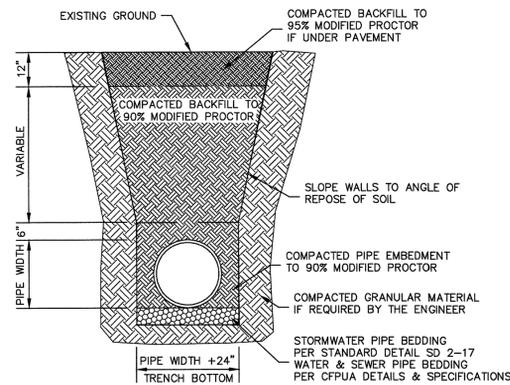
PLACEMENT ALONG WHITE SKIP LINES



LEGEND

- ◄ ◄ DIRECTION OF TRAFFIC FLOW
- AMBER / AMBER MARKER
- CRYSTAL / RED MARKER

PAVEMENT MARKINGS RAISED PAVEMENT MARKERS SD 11-10



STANDARD PIPE TRENCH DETAIL SD 1-07 NOT TO SCALE

PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE SD 3-07

WARNING DOME NOTES:

1. USE CONTRASTING COLORS, RED OR BLACK ON WHITE PAVEMENT.
2. USE CAST IN PLACE PAVERS FOR NEW CONSTRUCTION.
3. RUBBER MATS ARE PERMITTED FOR RETROFITS.
4. LANDING AND RAMP WIDTH MAY BE REDUCED TO 3' WHERE SPACE IS LIMITED AND DESIGN IS APPROVED BY THE CITY ENGINEER.

STANDARD DETAIL

DATE: DECEMBER, 2010
 DRAWN: FR/JSR
 CHECKED: DEC
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 WILMINGTON ENGINEERING
 210 BOX 910
 WILMINGTON, N.C. 28402
 (910) 241-7907

PERPENDICULAR CURB RAMP ADJACENT TO PLAZA SD3-08

WARNING DOME NOTES:

1. USE CONTRASTING COLORS, RED OR BLACK ON WHITE PAVEMENT.
2. USE CAST IN PLACE PAVERS FOR NEW CONSTRUCTION.
3. RUBBER MATS ARE PERMITTED FOR RETROFITS.
4. LANDING AND RAMP WIDTH MAY BE REDUCED TO 3' WHERE SPACE IS LIMITED AND DESIGN IS APPROVED BY THE CITY ENGINEER.

STANDARD DETAIL

DATE: DECEMBER, 2010
 DRAWN: FR/JSR
 CHECKED: DEC
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 WILMINGTON ENGINEERING
 210 BOX 910
 WILMINGTON, N.C. 28402
 (910) 241-7907

TABLE 1

EDGE LINE OFFSETS FOR 2-LANE, 2-WAY ROADWAYS WITH UN-PAVED SHOULDERS

WIDTH OF TRAVEL PAVEMENT	MAX. EDGE LINE OFFSET FROM E. O. P.	MINIMUM LANE WIDTH
16' - 20'	2'	8' - 10'
22'	2'	11'
24'	1'	11'
26'	2'	11'
28'	2'	12'
30'	3'	12'
32'	4'	12'

TYPICAL LOCATION OF WHEELCHAIR RAMP

PLAN VIEW WHEELCHAIR RAMP

GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS SD 8-10

STANDARD DETAIL

DATE: 2/29/08
 DRAWN BY: J. BRYNE
 CHECKED BY: AMS, P.E.
 SCALE: NOT TO SCALE

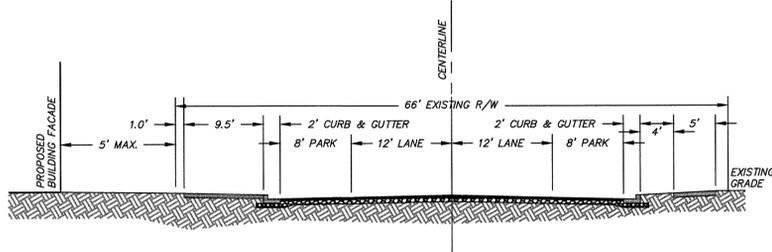
CITY OF WILMINGTON
 WILMINGTON ENGINEERING
 210 BOX 910
 WILMINGTON, N.C. 28402
 (910) 241-7907

GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS SHEET 2 OF 2 SD 8-10

STANDARD DETAIL

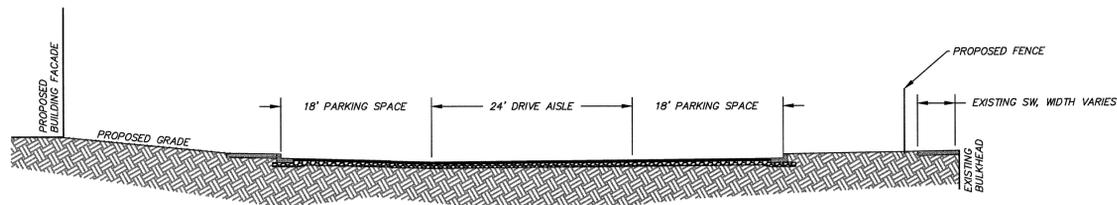
DATE: 2/29/08
 DRAWN BY: J. BRYNE
 CHECKED BY: AMS, P.E.
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 WILMINGTON ENGINEERING
 210 BOX 910
 WILMINGTON, N.C. 28402
 (910) 241-7907



PROPOSED NUTT STREET CROSS SECTION

SCALE: 1" = 10'



PROPOSED NORTHERN PARKING AREA CROSS SECTION

SCALE: 1" = 10'

1 inch

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

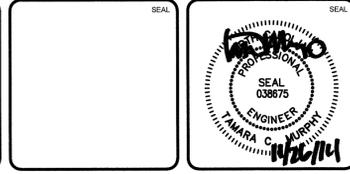
STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
 ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

REV NO	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 01/14	1/25/14
A	REVISED PER TRC COMMENTS RECEIVED 01/14	1/24/14



MCKIM & CREED

243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE F-1222
 www.mckimcreed.com

SYMPHONY properties
 Orchestrating REAL Solutions

SAWMILL POINT
 1015 NUTT STREET
 WILMINGTON, NORTH CAROLINA

SITE DETAILS

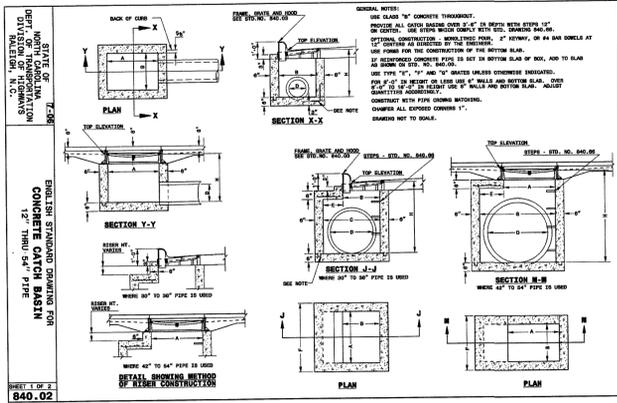
DATE: 25 NOV 2014
 MCE PROJ. #: 05586-0001
 DRAWN: TCM/RAC
 DESIGNED: TCM/RAC
 CHECKED: RMC
 PROJ. MGR: RMC

SCALE: HORIZONTAL: N/A VERTICAL: 14

MAC FILE NUMBER: CS502
 DRAWING NUMBER: 14

STATUS: 90% IN-PROGRESS PLANS NOT FOR CONSTRUCTION
 REVISION: B

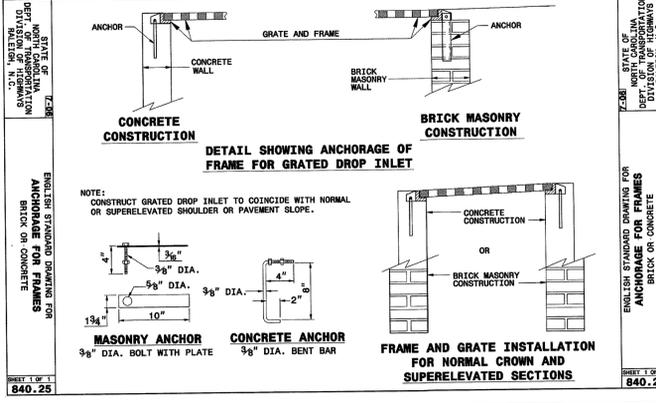
S:\0586\0001\05\Drawings\CS501_0586-0001.dwg, 11/20/2014 11:04:52 AM, T.Murphy, ARCl eboard D (24.00 x 36.00 inches), 1:1



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN FOR USE ON STANDARD CATCH BASIN

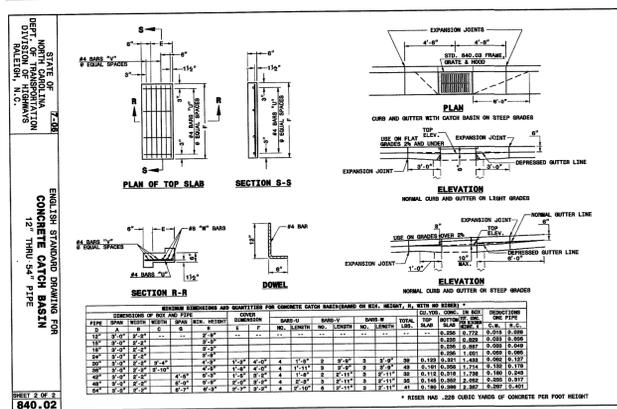
840.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR ANCHOR FOR CONCRETE OR BRICK MASONRY

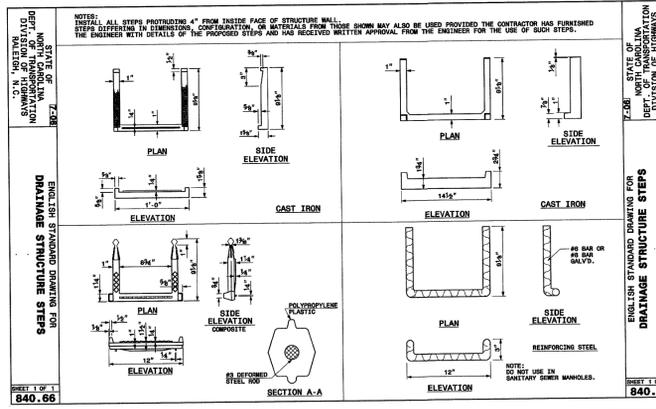
840.25



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN FOR USE ON STANDARD CATCH BASIN

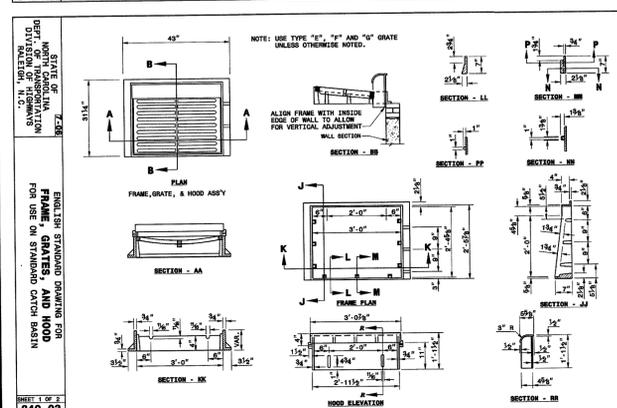
840.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR DRAINAGE STRUCTURE STEPS

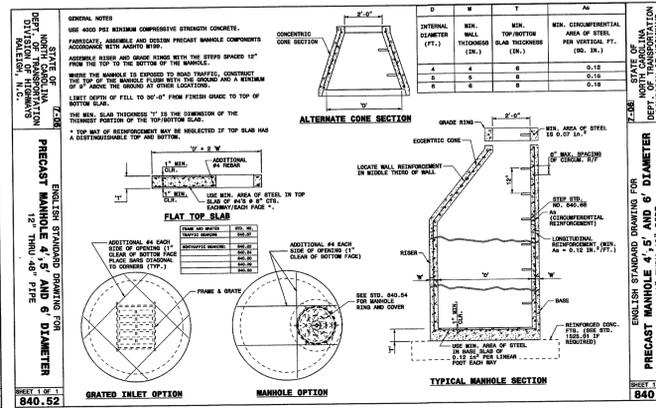
840.66



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR PRECAST MANHOLE FOR USE ON STANDARD CATCH BASIN

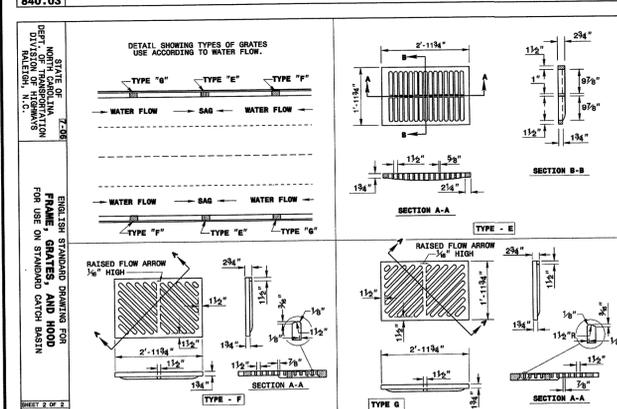
840.03



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR PRECAST MANHOLE FOR USE ON STANDARD CATCH BASIN

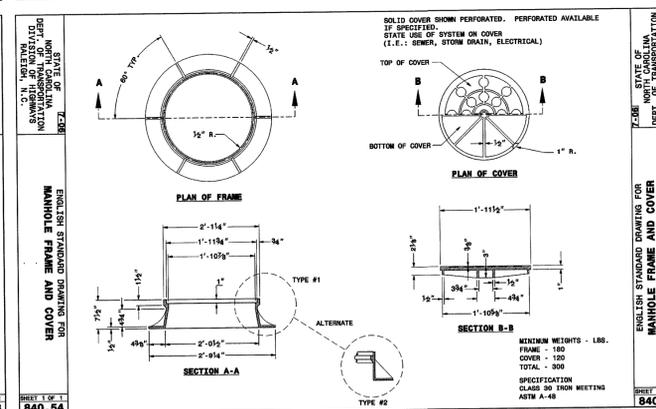
840.52



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR FRAME, GRATES, AND HOOD FOR USE ON STANDARD CATCH BASIN

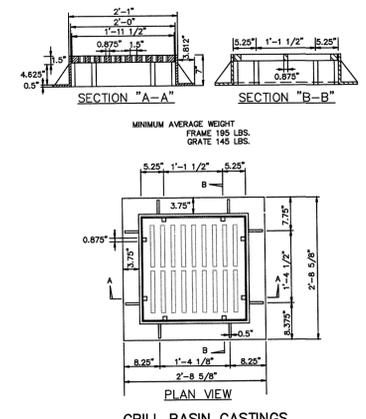
840.03



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR MANHOLE FRAME AND COVER

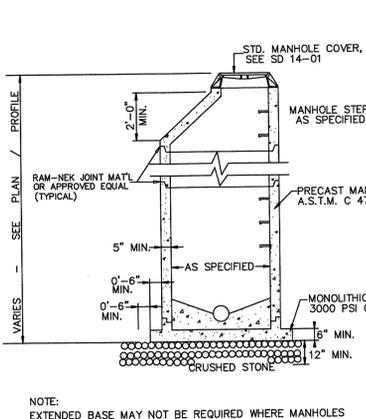
840.54



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

GRILL BASIN CASTINGS

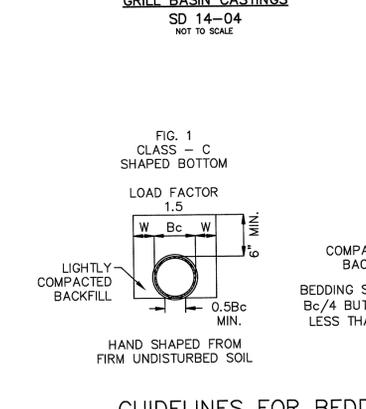
SD 14-04
NOT TO SCALE



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

PRECAST MANHOLE

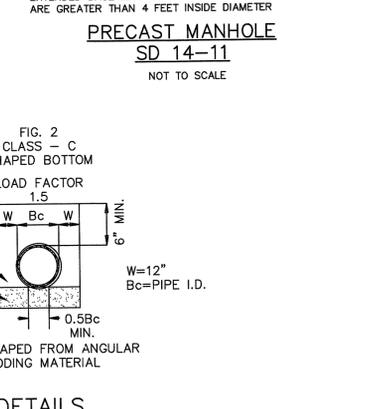
SD 14-11
NOT TO SCALE



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

GUIDELINES FOR BEDDING DETAILS.
STORM SEWER CLASS C

SD 2-17
NOT TO SCALE



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

STANDARD MANHOLE RING AND COVER

SD 14-01
NOT TO SCALE

- STORM DRAINAGE NOTES:**
1. ALL PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 2. ALL STORM DRAINAGE PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
 3. DO NOT PLANT TREES WITHIN UTILITY AND DRAINAGE EASEMENTS.
 4. THE ENGINEER AND THE CONTRACTOR SHALL INSPECT ALL EXISTING PIPES USED IN THE FINAL DRAINAGE SYSTEM AND AGREE ON THE CONDITION OF THE PIPES PRIOR TO CONSTRUCTION. IF DAMAGE OCCURS TO THESE PIPES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE PIPES(S).
 5. THE CONTRACTOR SHALL CONTACT ONECALL BEFORE COMMENCING ANY WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WHETHER INDICATED ON THE DRAWINGS OR NOT. THE CONTRACTOR WILL ASSURE THE PRESENCE ON-SITE OF A REPRESENTATIVE OF THE GAS COMPANY WHEN WORKING IN THE VICINITY OF ANY GAS MAINS.

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

1 inch

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

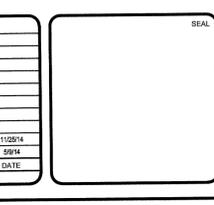
STORMWATER MANAGEMENT PLAN
APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

REV NO	DESCRIPTION	DATE
B	REVISED PER TRC COMMENTS RECEIVED 5/16/14	11/25/14
A	REVISED PER TRC COMMENTS RECEIVED 2/11/14	3/2/14



MCKIM & CREED

243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

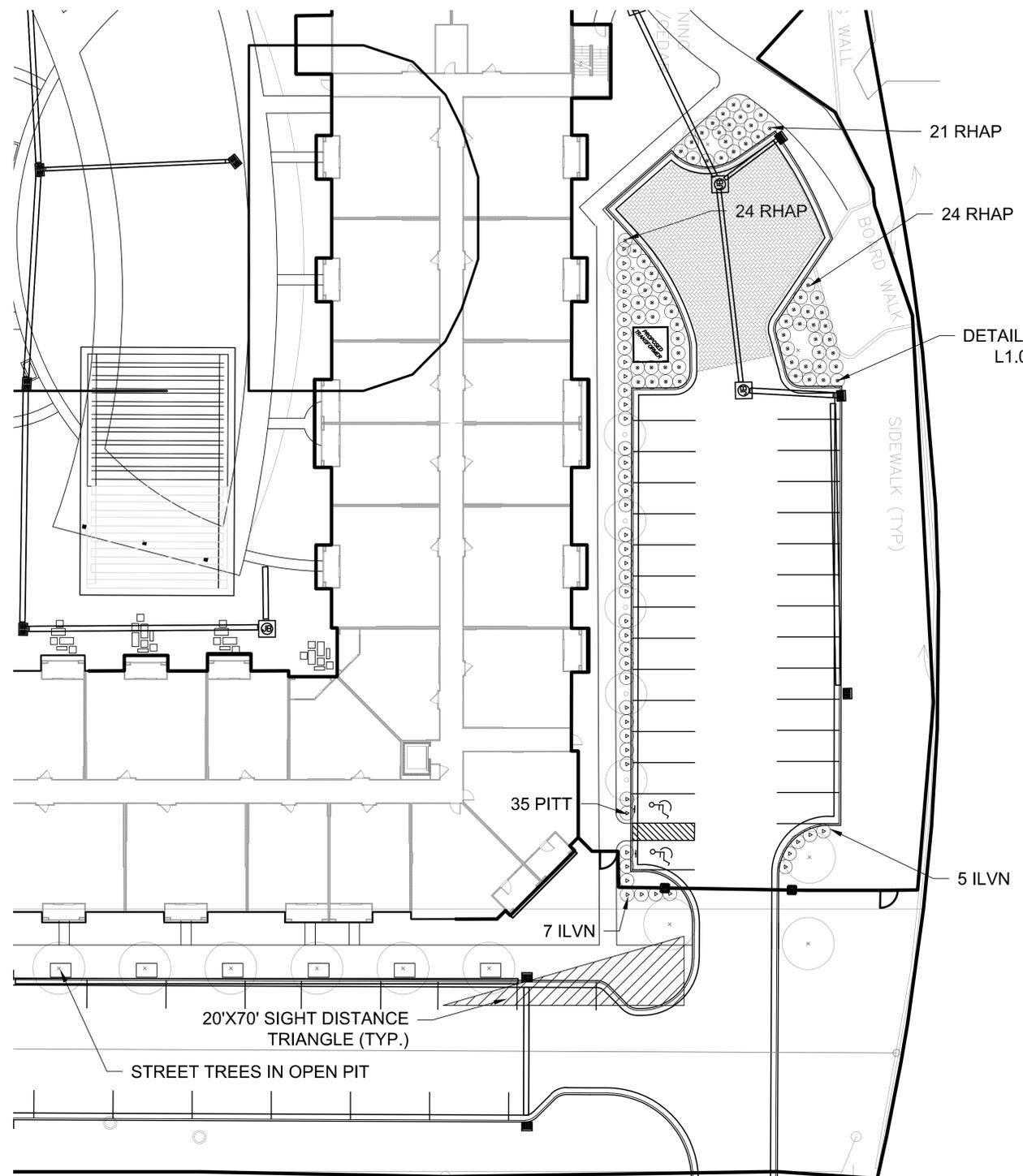
SYMPHONY properties
Orchestrating REAL Solutions

SAWMILL POINT
1015 NUTT STREET
WILMINGTON, NORTH CAROLINA

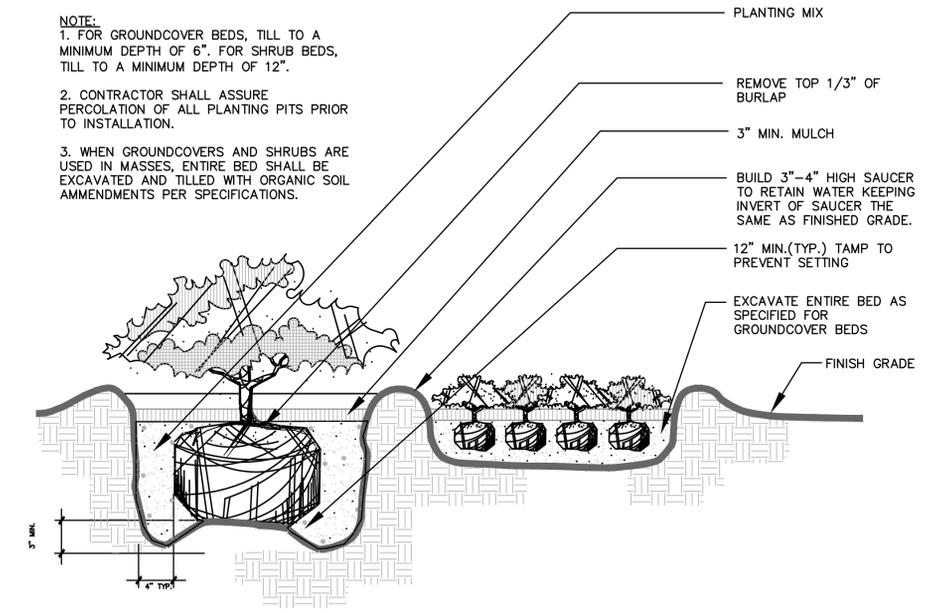
STORM DRAINAGE AND GRADING DETAILS

DATE	SCALE	M/C FILE NUMBER
25 NOV 2014	N/A	CG501
MCE PROJ # 06586-0001	HORIZONTAL:	16
DRAWN TCM/RAC	VERTICAL:	
DESIGNED TCM/RAC		
CHECKED RMC		
PROJ. MGR RMC		

STATUS: 90% IN-PROGRESS PLANS
NOT FOR CONSTRUCTION



NOTE:
 1. FOR GROUNDCOVER BEDS, TILL TO A MINIMUM DEPTH OF 6". FOR SHRUB BEDS, TILL TO A MINIMUM DEPTH OF 12".
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED SHALL BE EXCAVATED AND TILLED WITH ORGANIC SOIL AMMENDMENTS PER SPECIFICATIONS.

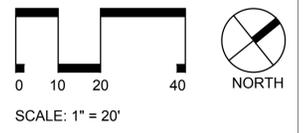


1 SHRUB AND GROUNDCOVER
 L1.01 SECTION/ELEVATION NOT TO SCALE

PLANT SCHEDULE

SHRUBS:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	SPACING	REMARKS
PITT	35	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum		18" MIN	CONT	As Shown	
ILVN	12	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly		36" MIN	CONT	As Shown	Parking Screening
RHAP	69	Rhaphiolepis indica	Indian Hawthorne		18" MIN	CONT	As Shown	



REV NO.	DESCRIPTIONS	DATE
B	REVISED PER TRC COMMENTS RECEIVED 5/16/14	11/25/14
A	REVISED PER TRC COMMENTS RECEIVED 5/14/14	5/14/14



MCKIM & CREED
 243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LICENSE F-1222
 www.mckimcreed.com

SAWMILL POINT
 1015 NUTT STREET
 WILMINGTON, NORTH CAROLINA

DATE: 25 NOV 2014	SCALE	M&C FILE NUMBER
M&C PROJ. #: 06586-0001	HORIZONTAL:	DRAWING NUMBER
DRAWN: TCM/RAC	VERTICAL:	L1.01
DESIGNED: TCM/RAC		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: 90% IN-PROGRESS PLANS
 NOT FOR CONSTRUCTION

REVISION B



**HOUSING
STUDIO**

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

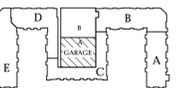
**SAWMILL POINT
PARKING DECK**
WILMINGTON, NORTH CAROLINA



**NOT FOR
CONSTRUCTION**

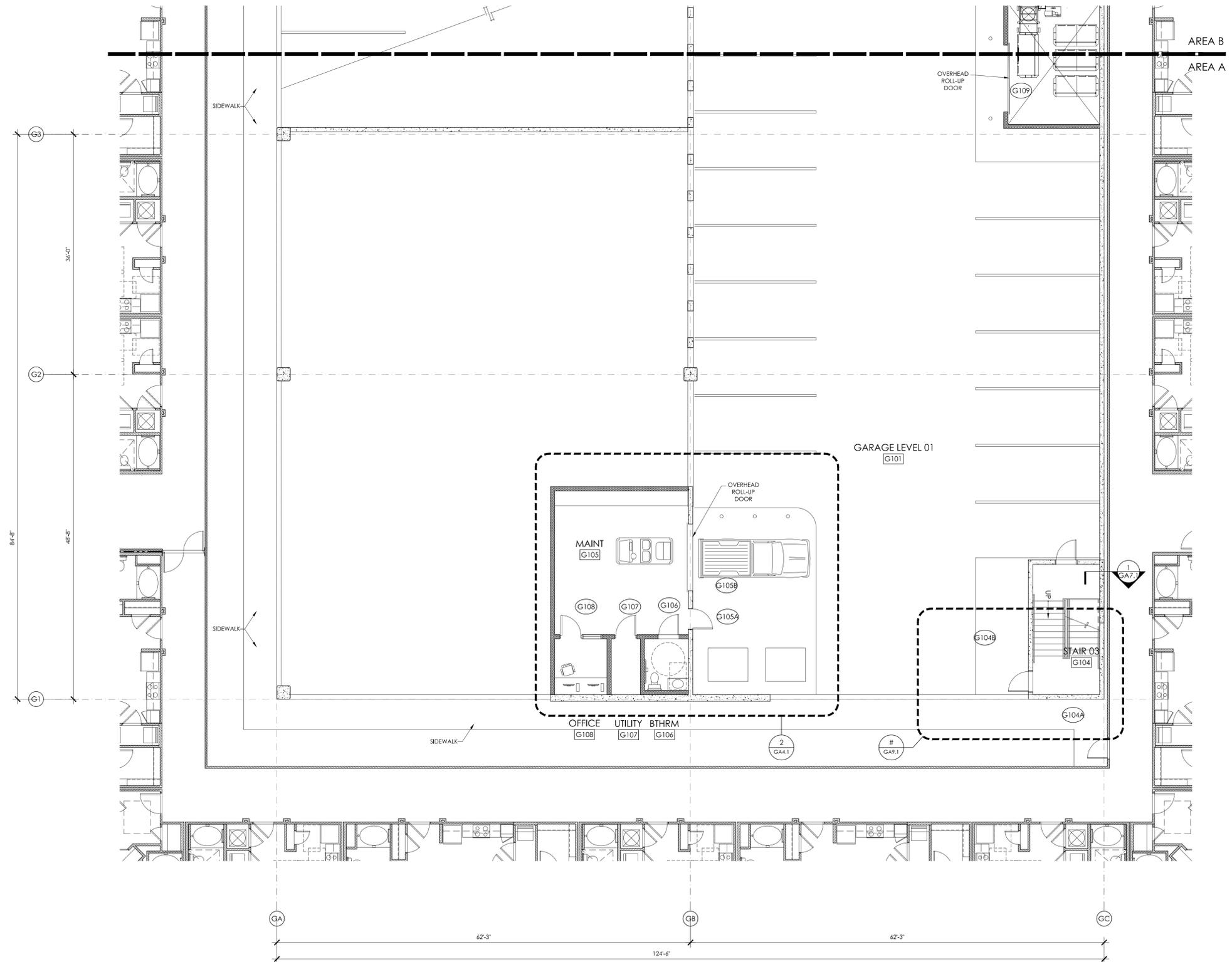
Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 60% PACKAGE

Key Plan



FIRST FLOOR PLAN -
AREA A

GA3.1



1 FIRST FLOOR PLAN - AREA A

1/8" = 1'-0"



HOUSING STUDIO
 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 704.343.9380

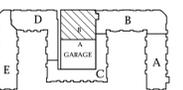
**SAWMILL POINT
 PARKING DECK**
 WILMINGTON, NORTH CAROLINA



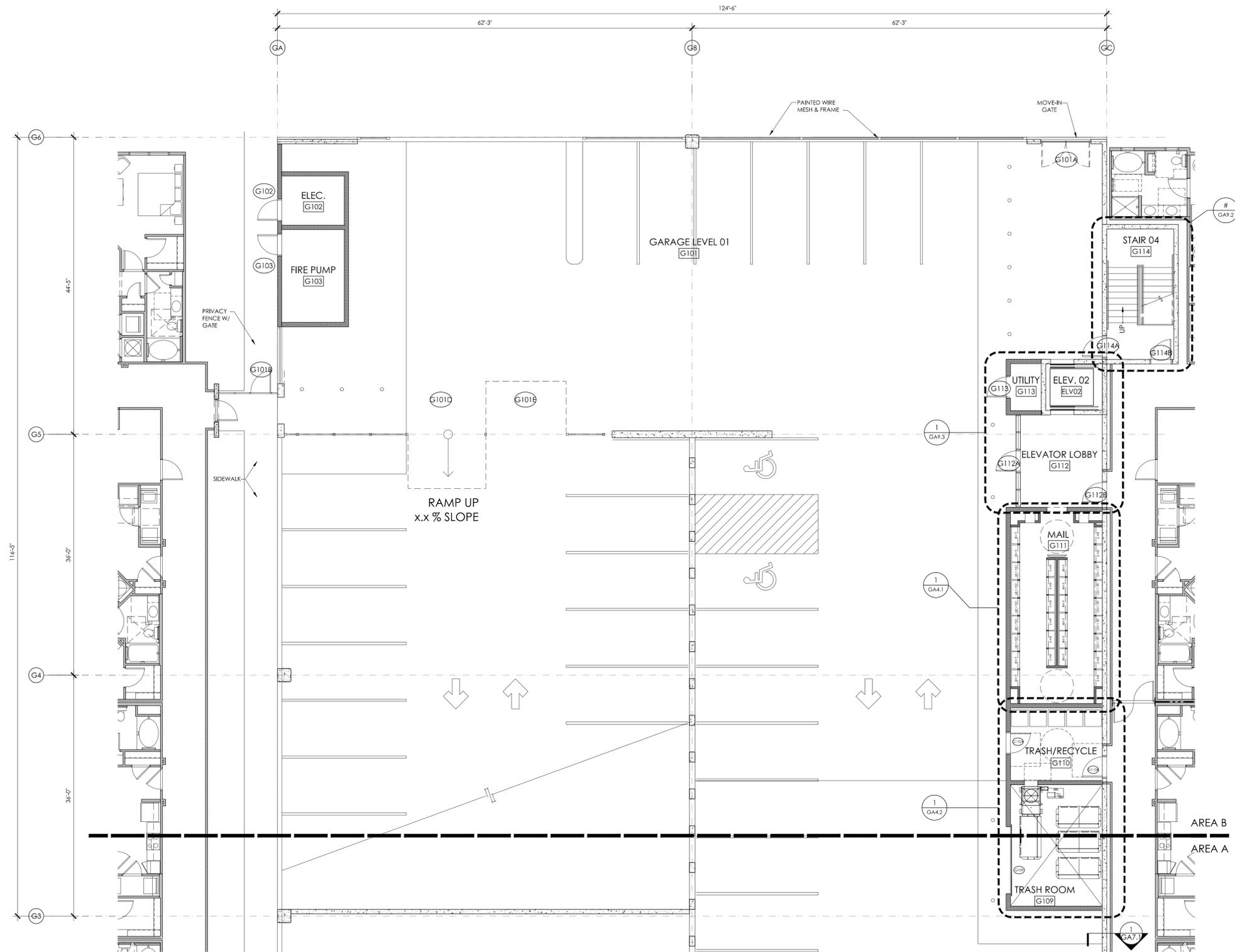
**NOT FOR
 CONSTRUCTION**

Project No: 1321
 Issue Date: 14 NOV 2014
 Issued For: 60% PACKAGE

Key Plan



FIRST FLOOR PLAN -
 AREA B



1 FIRST FLOOR PLAN - AREA B
 1/8" = 1'-0"



**HOUSING
STUDIO**

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

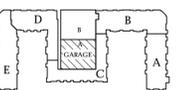
**SAWMILL POINT
PARKING DECK**
WILMINGTON, NORTH CAROLINA



**NOT FOR
CONSTRUCTION**

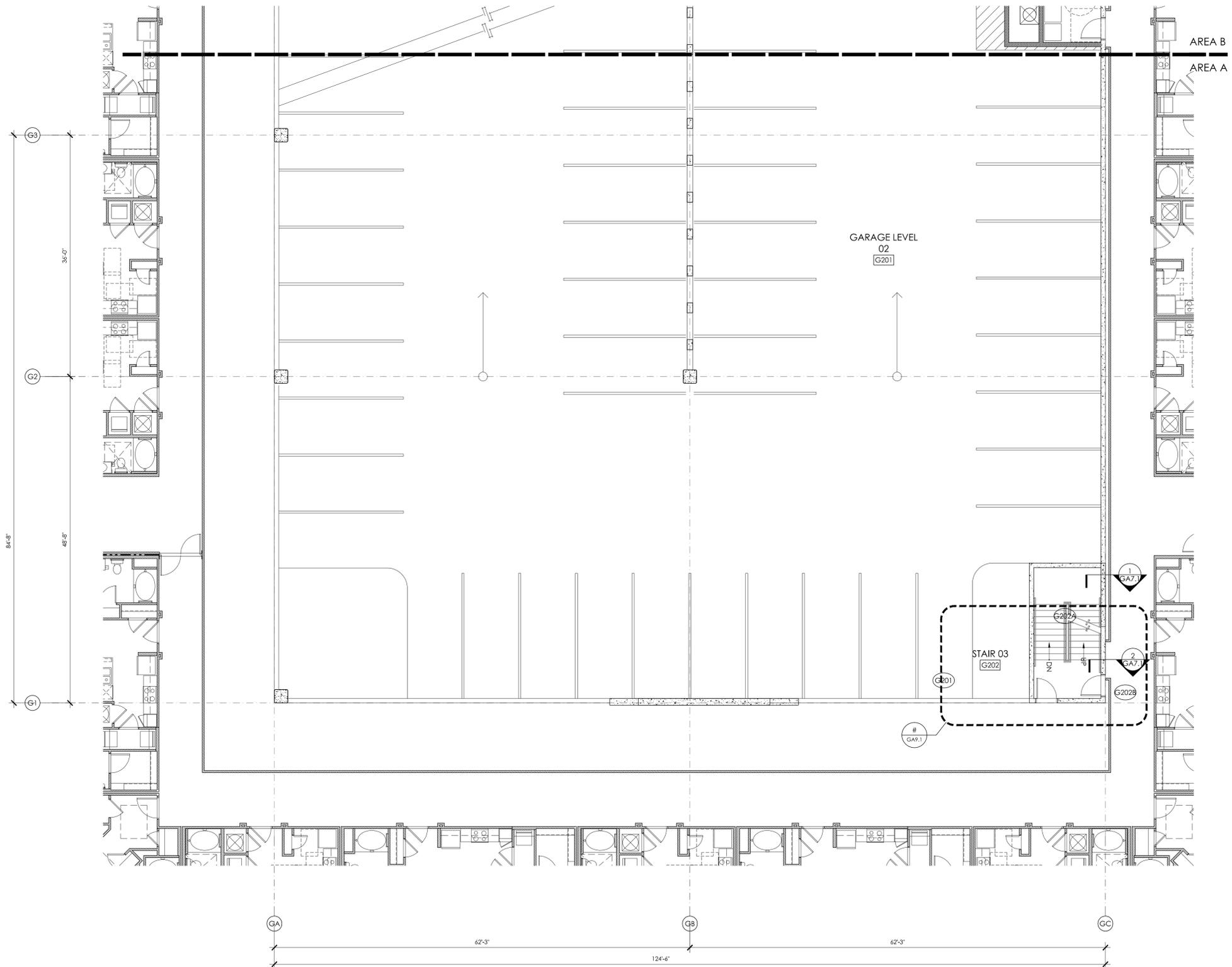
Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 60% PACKAGE

Key Plan



**SECOND FLOOR
PLAN AREA A**

GA3.3



1 SECOND FLOOR PLAN - AREA A

1/8" = 1'-0"



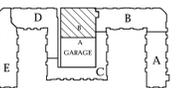
**SAWMILL POINT
 PARKING DECK**
 WILMINGTON, NORTH CAROLINA



**NOT FOR
 CONSTRUCTION**

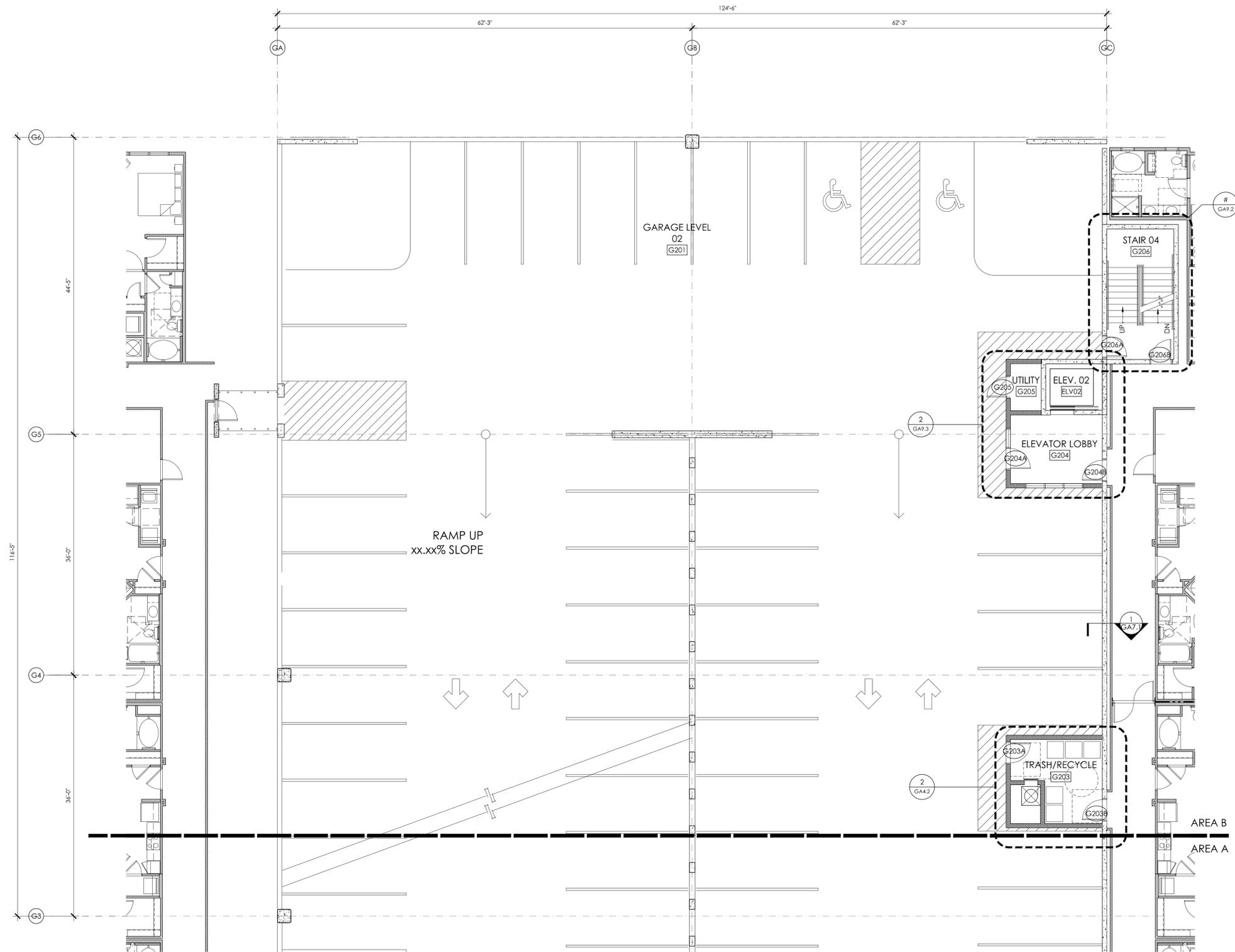
Project No: 1321
 Issue Date: 14 NOV 2014
 Issued For: 60% PACKAGE

Key Plan



SECOND FLOOR
 PLAN - AREA B

GA3.4



1 SECOND FLOOR PLAN - AREA B
 1/8" = 1'-0"



**HOUSING
STUDIO**

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

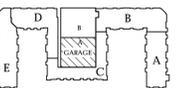
**SAWMILL POINT
PARKING DECK**
WILMINGTON, NORTH CAROLINA



**NOT FOR
CONSTRUCTION**

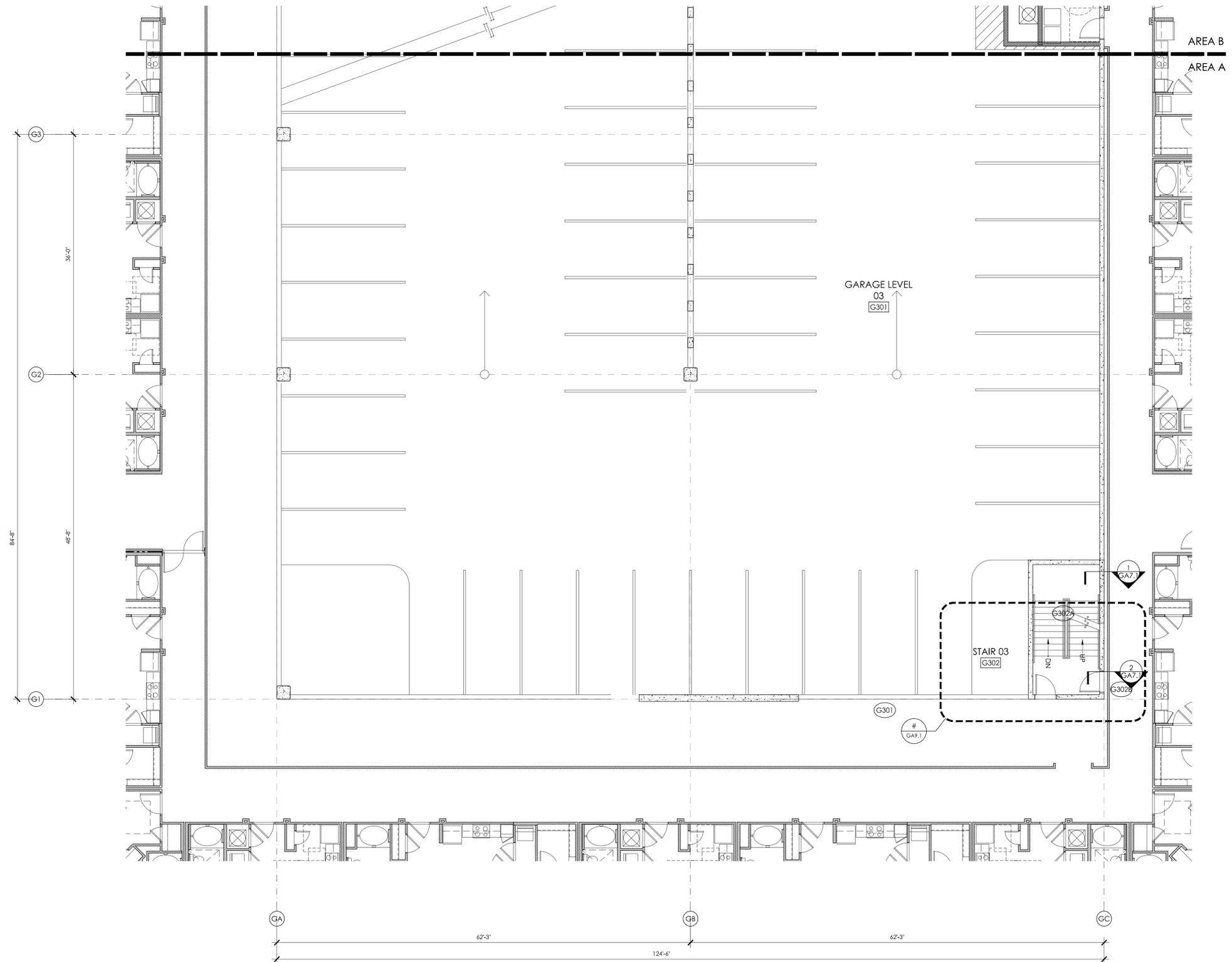
Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 60% PACKAGE

Key Plan



**THIRD FLOOR PLAN
- AREA A**

GA3.5



1 THIRD FLOOR PLAN - AREA A
1/8" = 1'-0"



HOUSING STUDIO
 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 704.343.9380

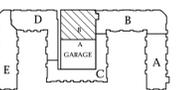
**SAWMILL POINT
 PARKING DECK**
 WILMINGTON, NORTH CAROLINA



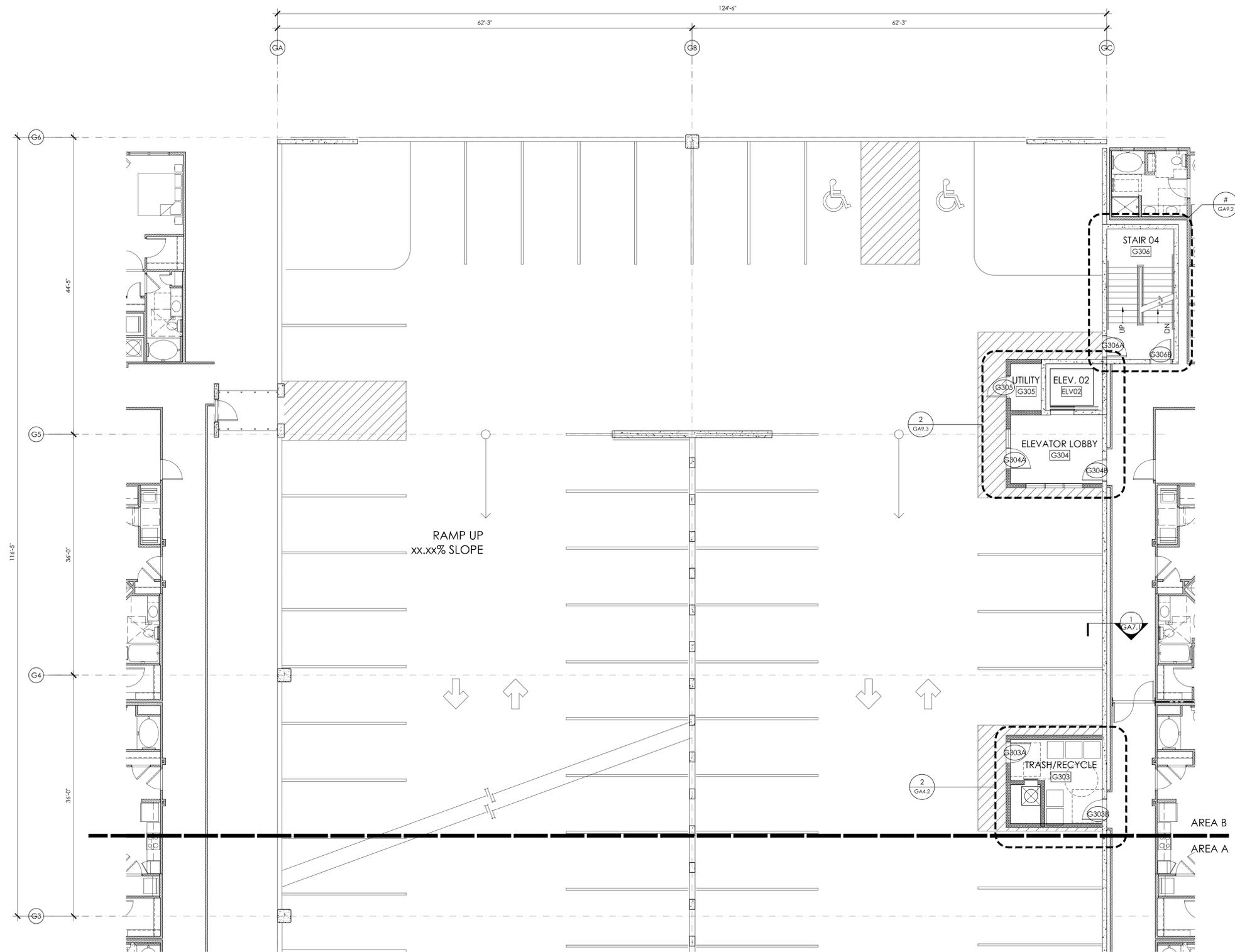
**NOT FOR
 CONSTRUCTION**

Project No: 1321
 Issue Date: 14 NOV 2014
 Issued For: 60% PACKAGE

Key Plan



**THIRD FLOOR PLAN
 - AREA B**



1 THIRD FLOOR PLAN - AREA B
 1/8" = 1'-0"



**HOUSING
STUDIO**
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

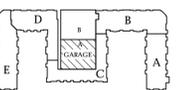
**SAWMILL POINT
PARKING DECK**
WILMINGTON, NORTH CAROLINA



**NOT FOR
CONSTRUCTION**

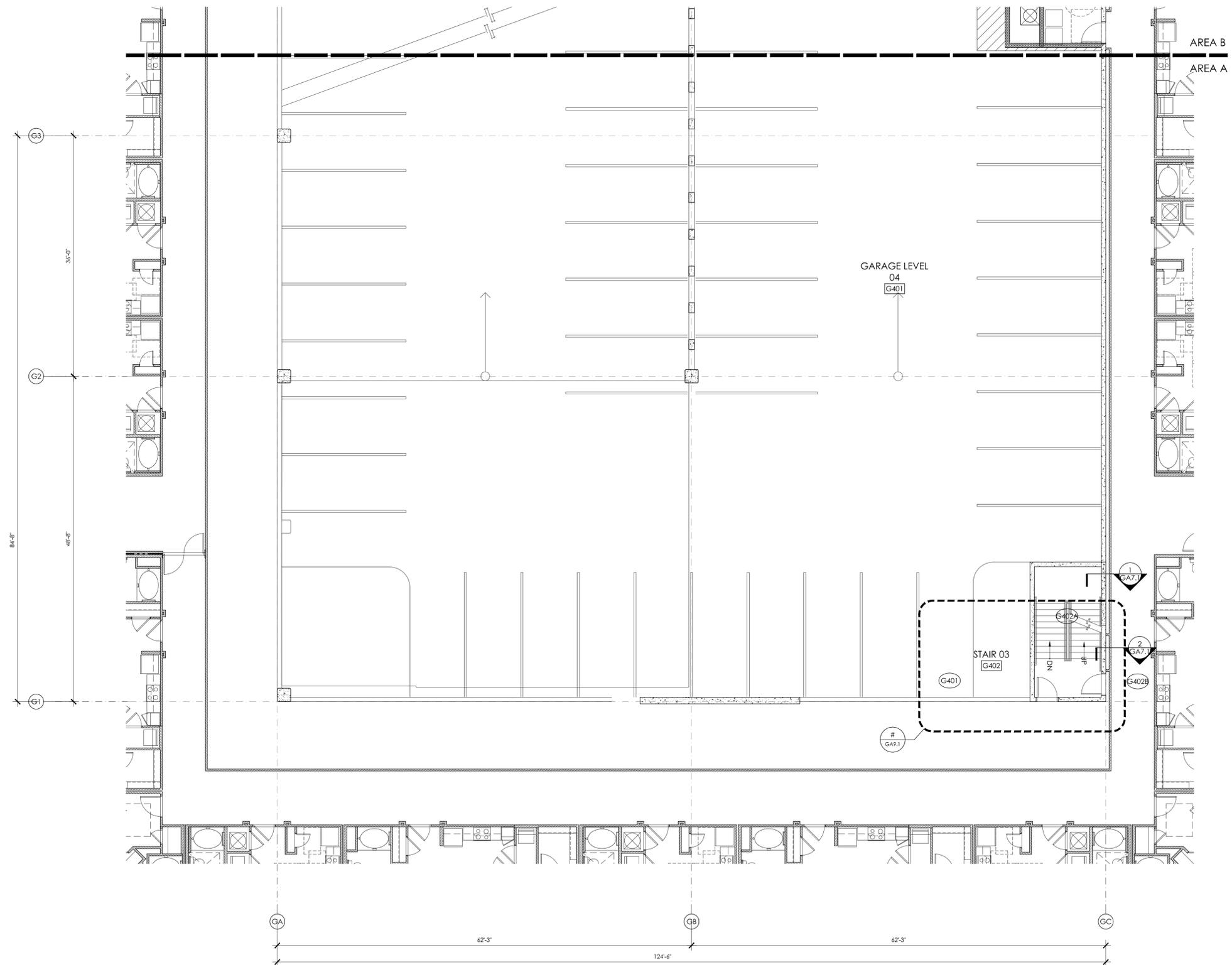
Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 60% PACKAGE

Key Plan



**FOURTH FLOOR
PLAN - AREA A**

GA3.7



1 **FOURTH FLOOR PLAN - AREA A**
1/8" = 1'-0"



**HOUSING
STUDIO**
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

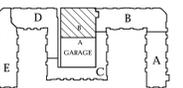
**SAWMILL POINT
PARKING DECK**
WILMINGTON, NORTH CAROLINA



**NOT FOR
CONSTRUCTION**

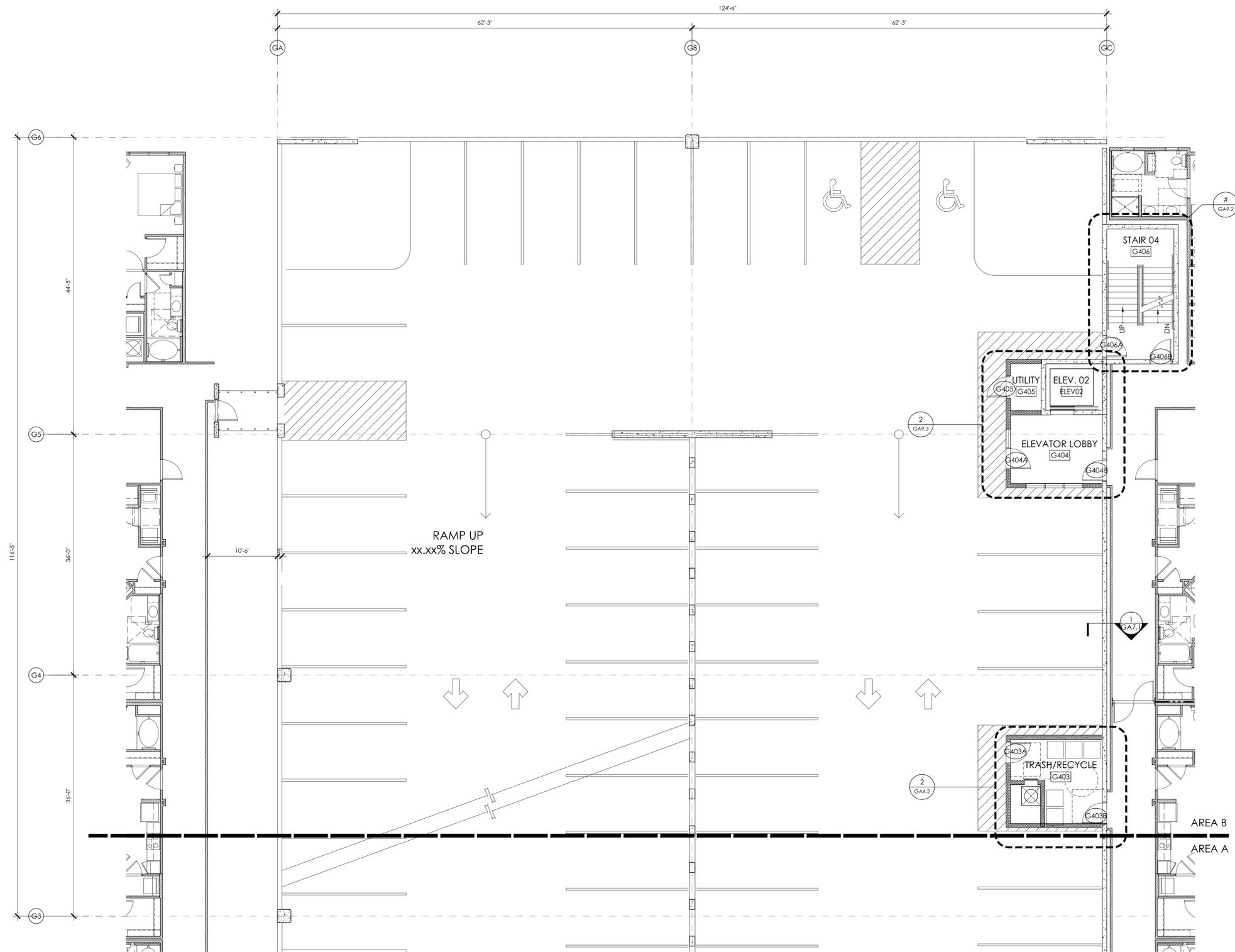
Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 60% PACKAGE

Key Plan



FOURTH FLOOR
PLAN - AREA B

GA3.8



1 FOURTH FLOOR PLAN - AREA B
1/8" = 1'-0"



**HOUSING
STUDIO**

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

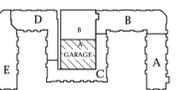
**SAWMILL POINT
PARKING DECK**
WILMINGTON, NORTH CAROLINA



**NOT FOR
CONSTRUCTION**

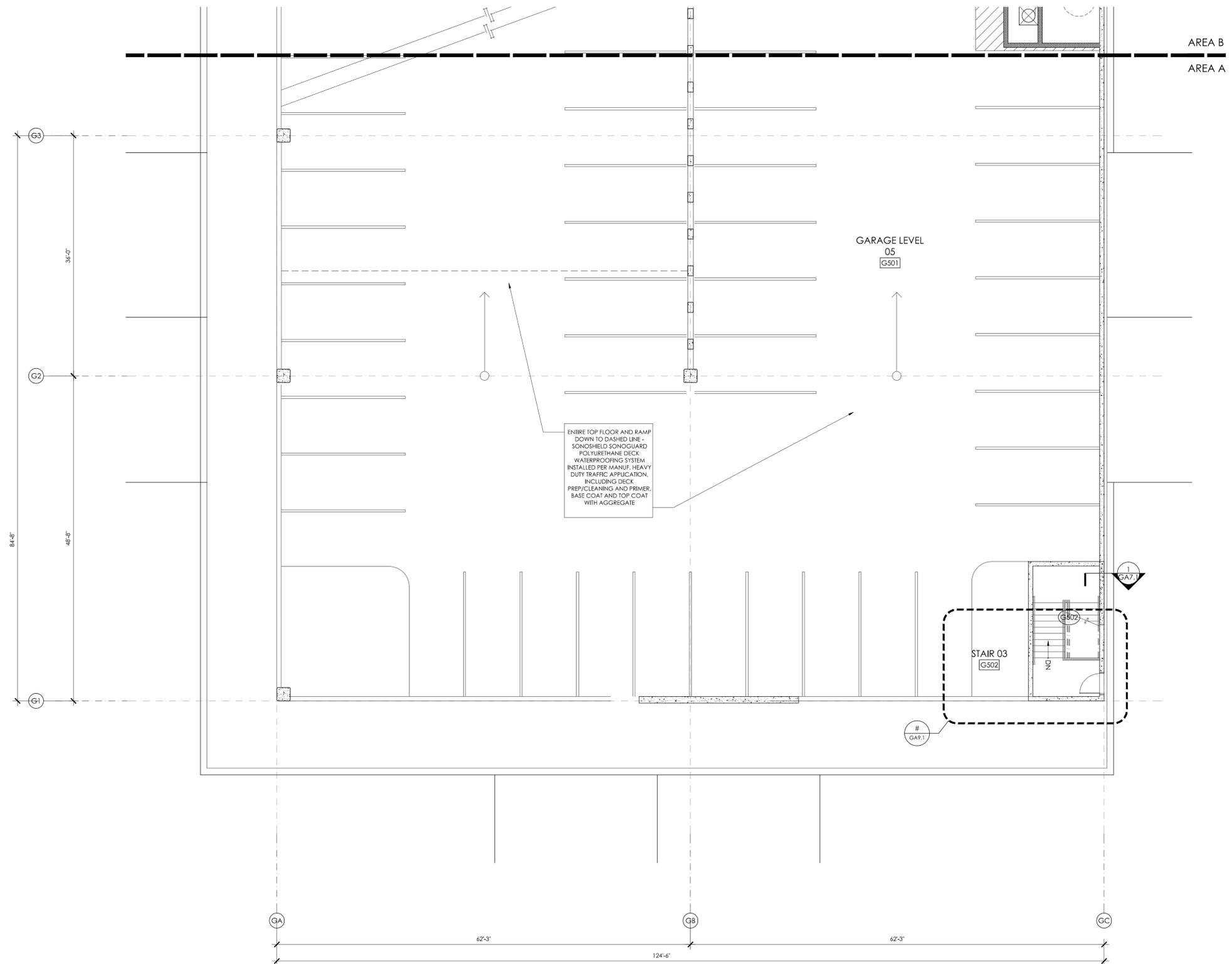
Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 60% PACKAGE

Key Plan



**FIFTH FLOOR PLAN
- AREA A**

GA3.9



1 FIFTH FLOOR PLAN - AREA A
1/8" = 1'-0"



HOUSING STUDIO
 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 704.343.9380

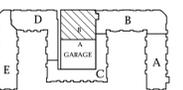
**SAWMILL POINT
 PARKING DECK**
 WILMINGTON, NORTH CAROLINA



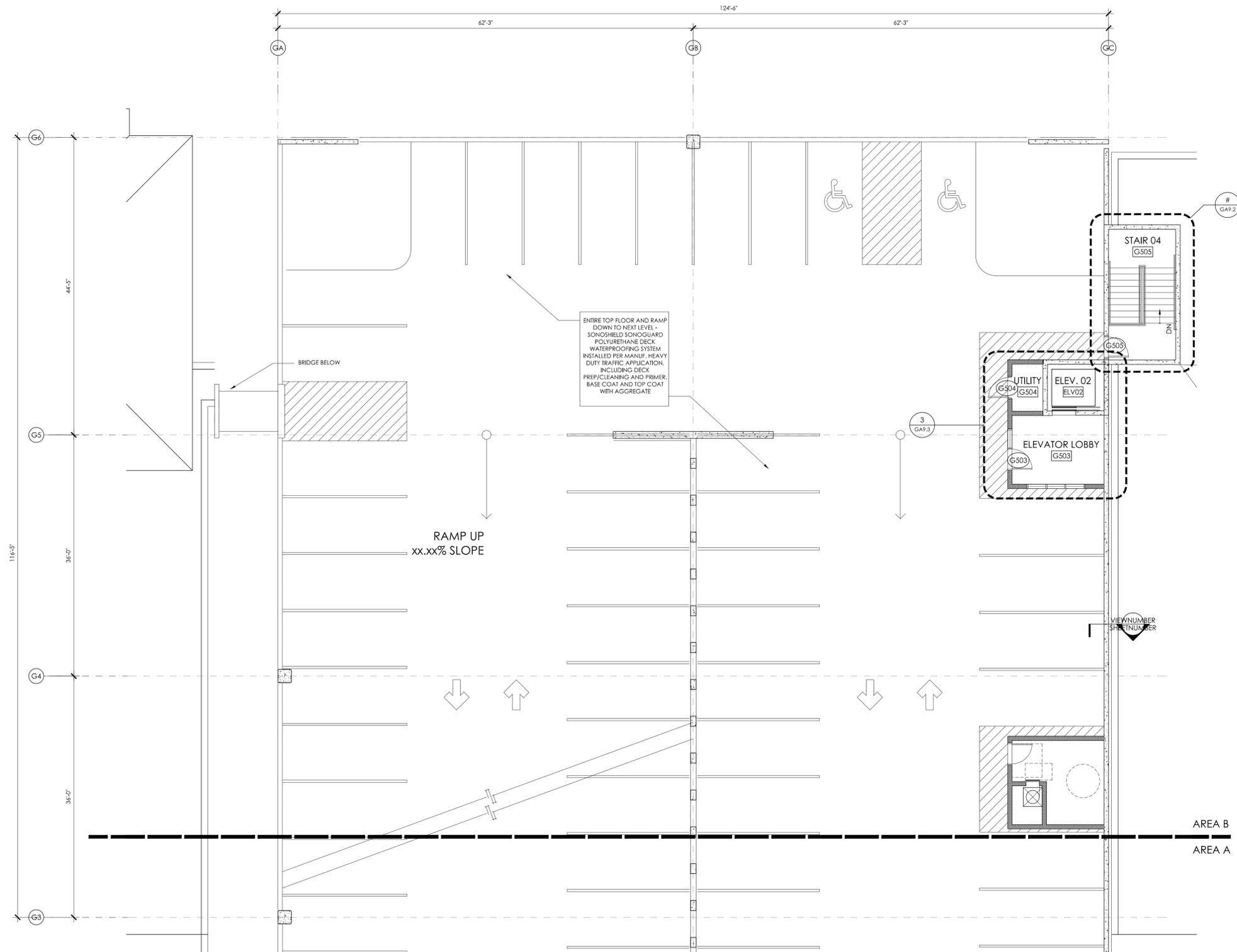
**NOT FOR
 CONSTRUCTION**

Project No: 1321
 Issue Date: 14 NOV 2014
 Issued For: 60% PACKAGE

Key Plan



**FIFTH FLOOR PLAN
 - AREA B**



1 FIFTH FLOOR PLAN - AREA B
 1/8" = 1'-0"



**HOUSING
STUDIO**
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

**SAWMILL POINT
PARKING DECK**
WILMINGTON, NORTH CAROLINA



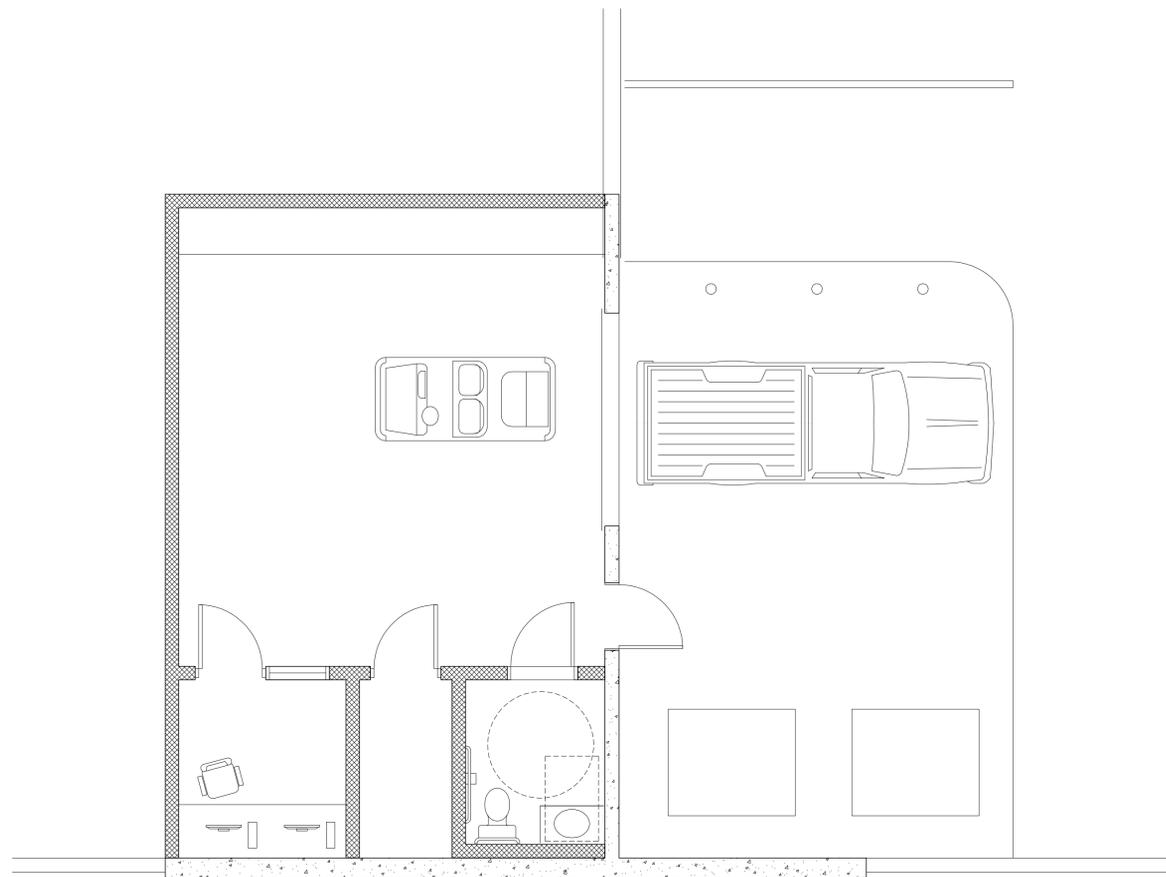
**NOT FOR
CONSTRUCTION**

Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 60% PACKAGE

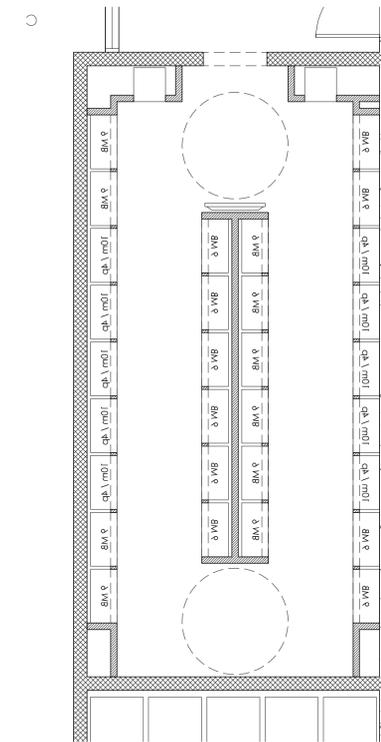
Key Plan

ENLARGED MAIL &
MAINTENANCE
ROOM

GA4.1



2 MAINTENANCE
1/4" = 1'-0"



1 MAIL ROOM
1/4" = 1'-0"



HOUSING STUDIO
 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 704.343.9380

**SAWMILL POINT
 PARKING DECK**
 WILMINGTON, NORTH CAROLINA



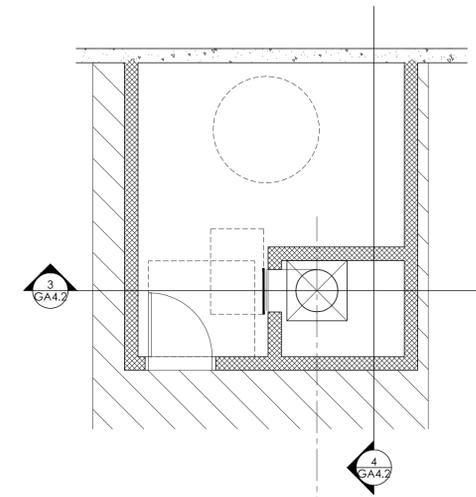
**NOT FOR
 CONSTRUCTION**

Project No: 1321
 Issue Date: 14 NOV 2014
 Issued For: 60% PACKAGE

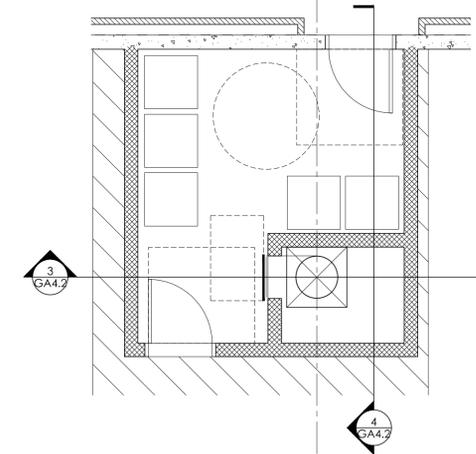
Key Plan

ENLARGED TRASH ROOM

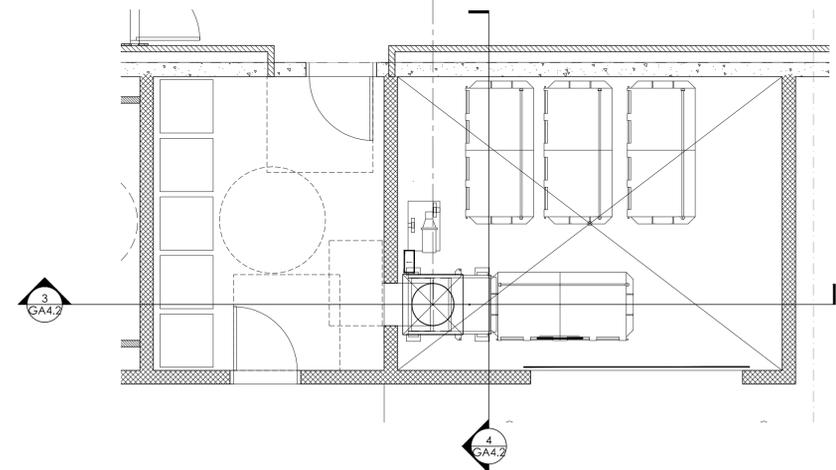
GA4.2



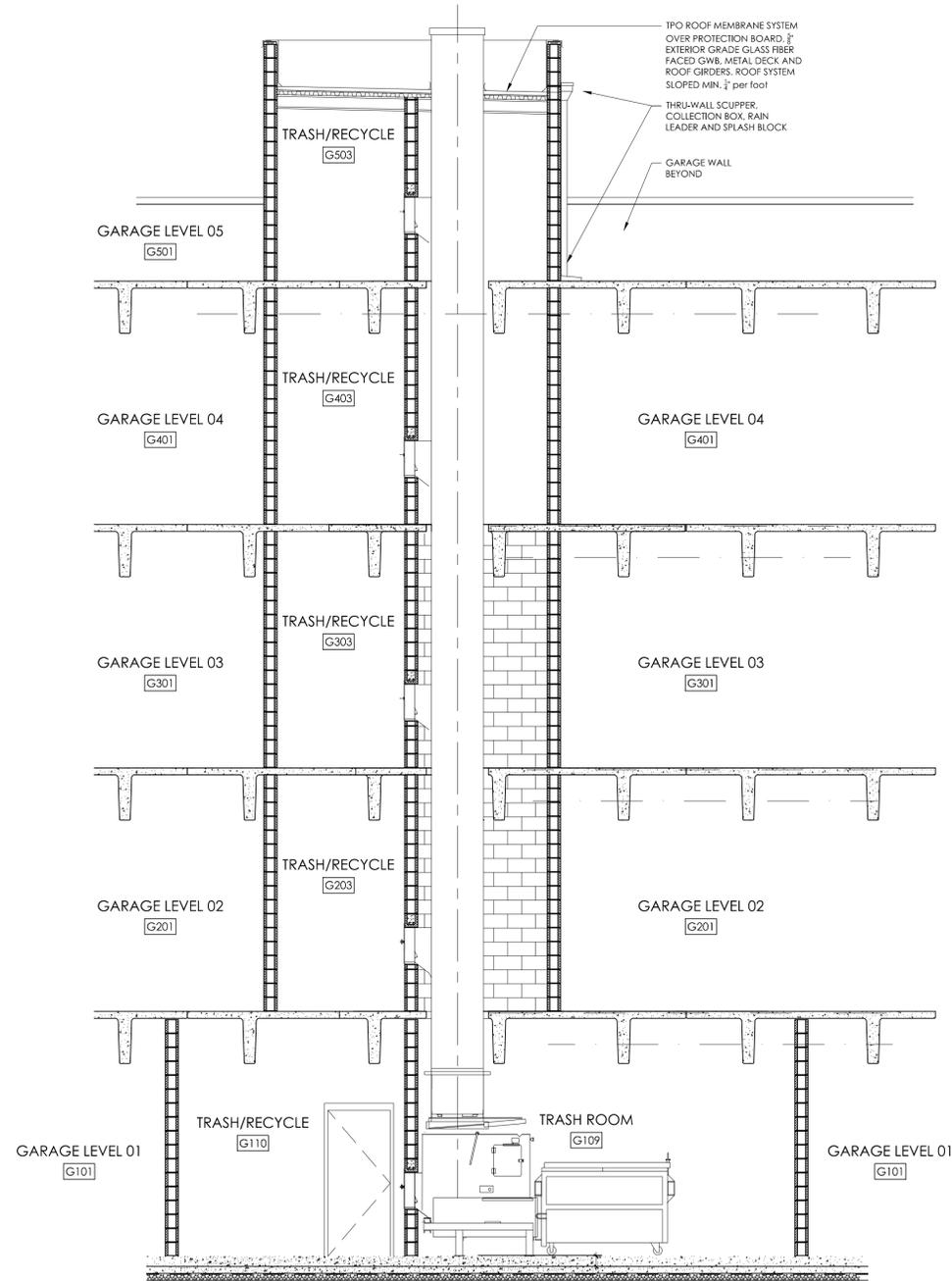
5 TRASH ROOM - FIFTH FLOOR
 1/4" = 1'-0"



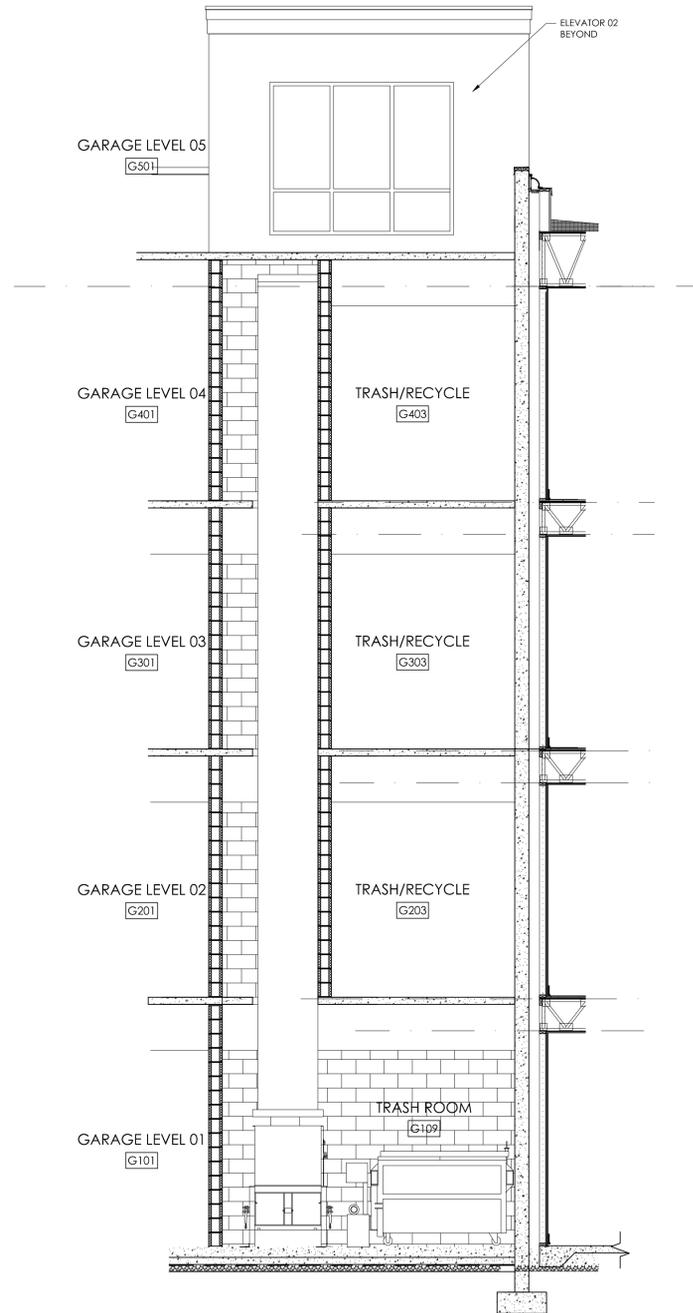
2 TRASH ROOM - SECOND - FOURTH FLOOR PLAN
 1/4" = 1'-0"



1 TRASH ROOM - FIRST FLOOR PLAN
 1/4" = 1'-0"



3 TRASH CHUTE - SECTION 1
 1/4" = 1'-0"



4 TRASH CHUTE - SECTION 2
 1/4" = 1'-0"



HOUSING STUDIO
 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 704.343.9380

SAWMILL POINT
 WILMINGTON, NORTH CAROLINA



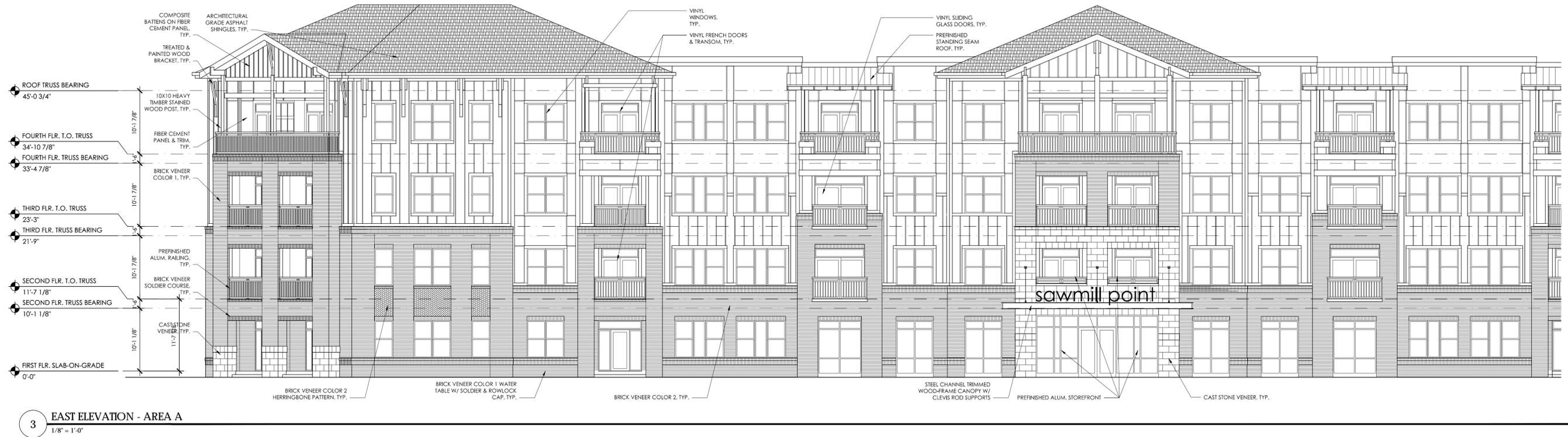
NOT FOR
 CONSTRUCTION

Project No: 1321
 Issue Date: 14 NOV 2014
 Issued For: 30% PROGRESS SET

Key Plan

EAST ELEVATION

A5.1



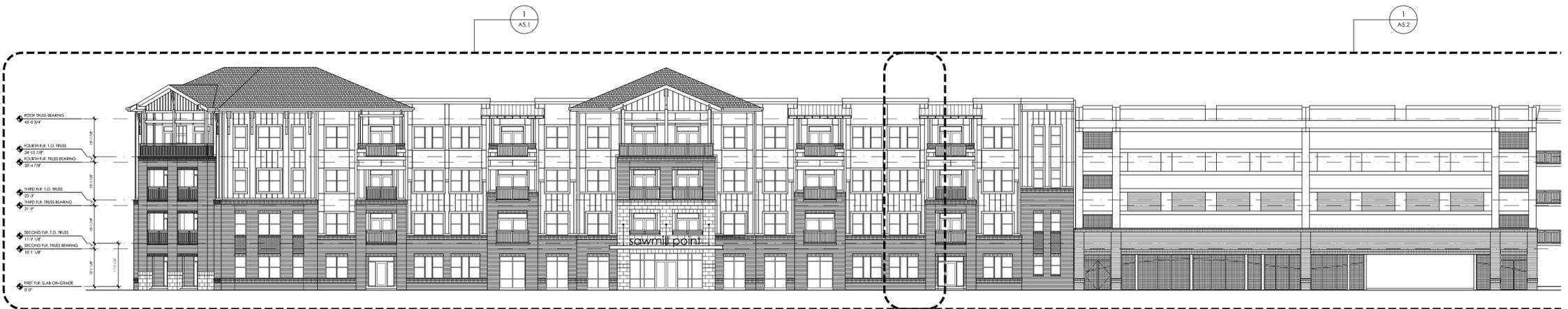
3 EAST ELEVATION - AREA A
 1/8" = 1'-0"



2 OVERALL EAST ELEVATION KEY - NORTH END
 1/16" = 1'-0"

SAWMILL POINT
PERCENT GLAZING FIRST FLOOR
 - AREA FIRST FLOOR - 7,062 SF
 - GLAZING FIRST FLOOR - 3,515 SF
 - GLAZING = 49.7% FIRST FLOOR SF

NOTE: Roofs to have a minimum pitch of four to twelve (4:12).



1 OVERALL EAST ELEVATION KEY - SOUTH END
 1/16" = 1'-0"

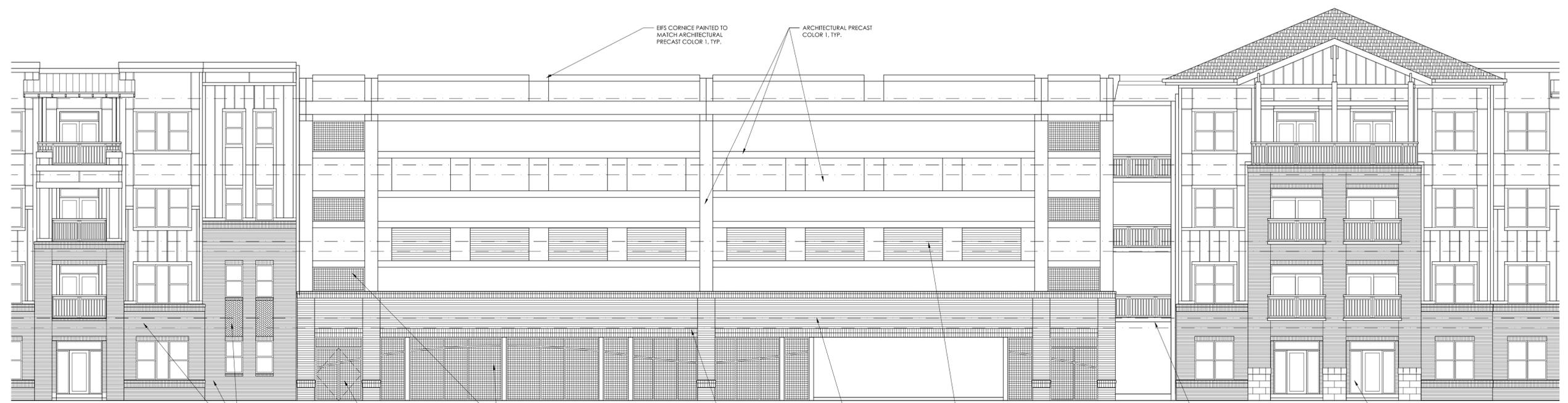


SAWMILL POINT
PERCENT GLAZING FIRST FLOOR
 - AREA FIRST FLOOR - 7,062 SF
 - GLAZING FIRST FLOOR - 3,515 SF
 - GLAZING = 49.7% FIRST FLOOR SF

NOTE: Roofs to have a minimum pitch of four to twelve (4:12).

NOTE:
 SEE DETAIL 2/AS.1 FOR GENERAL
 MATERIAL CALLOUTS.

2 EAST ELEVATION - AREA C
 1/8" = 1'-0"



1 EAST ELEVATION - AREA B
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

Project No: 1321
 Issue Date: 14 NOV 2014
 Issued For: 30% PROGRESS SET

Key Plan

EAST ELEVATION



**HOUSING
STUDIO**
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

SAWMILL POINT
WILMINGTON, NORTH CAROLINA



**NOT FOR
CONSTRUCTION**

Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 30% PROGRESS SET

Key Plan

WEST ELEVATION

A5.3

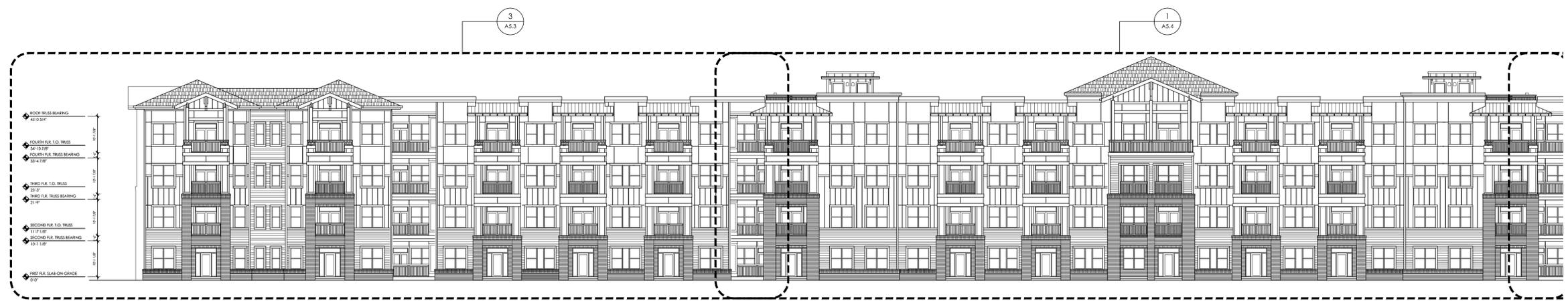


3 WEST ELEVATION - AREA A
1/8" = 1'-0"



2 OVERALL WEST ELEVATION KEY - SOUTH END
1/16" = 1'-0"

NOTE: Roofs to have a minimum pitch of four to twelve (4:12).



1 OVERALL WEST ELEVATION KEY - NORTH END
1/16" = 1'-0"



HOUSING
STUDIO

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

SAWMILL POINT
WILMINGTON, NORTH CAROLINA



NOT FOR
CONSTRUCTION

Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 30% PROGRESS SET

Key Plan

WEST ELEVATION

A5.4



2 WEST ELEVATION - AREA C
1/8" = 1'-0"

NOTE: Roofs to have a minimum pitch of four to twelve (4:12).



1 WEST ELEVATION - AREA B
1/8" = 1'-0"



**HOUSING
STUDIO**
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

SAWMILL POINT
WILMINGTON, NORTH CAROLINA



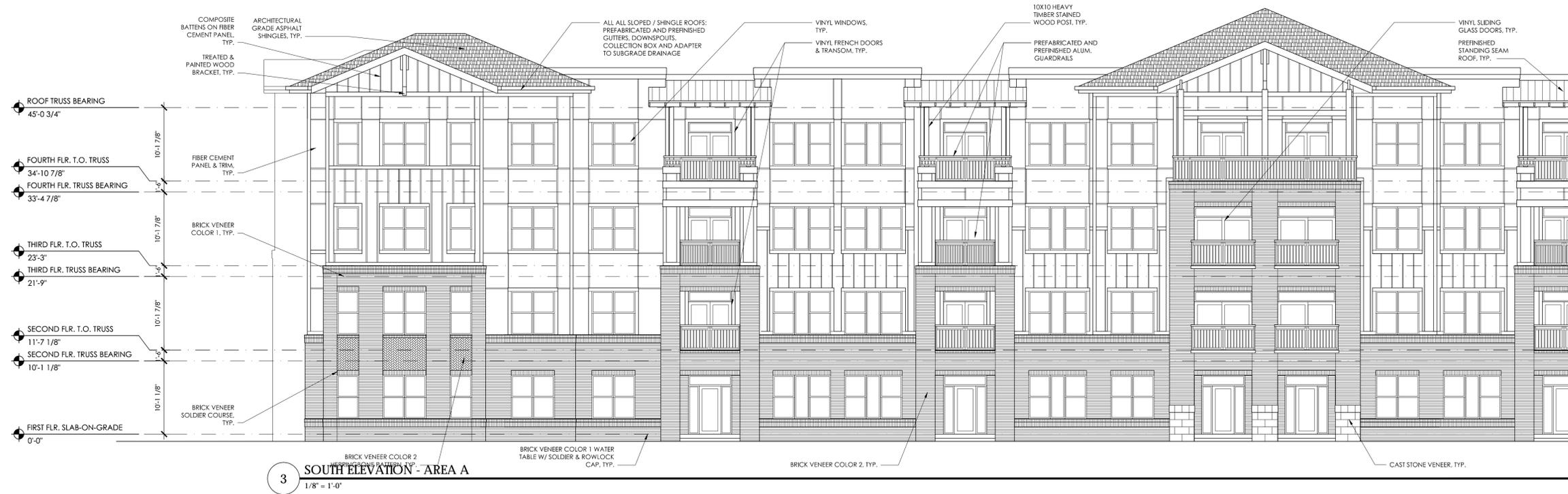
**NOT FOR
CONSTRUCTION**

Project No: 1321
Issue Date: 14 NOV 2014
Issued For: 30% PROGRESS SET

Key Plan

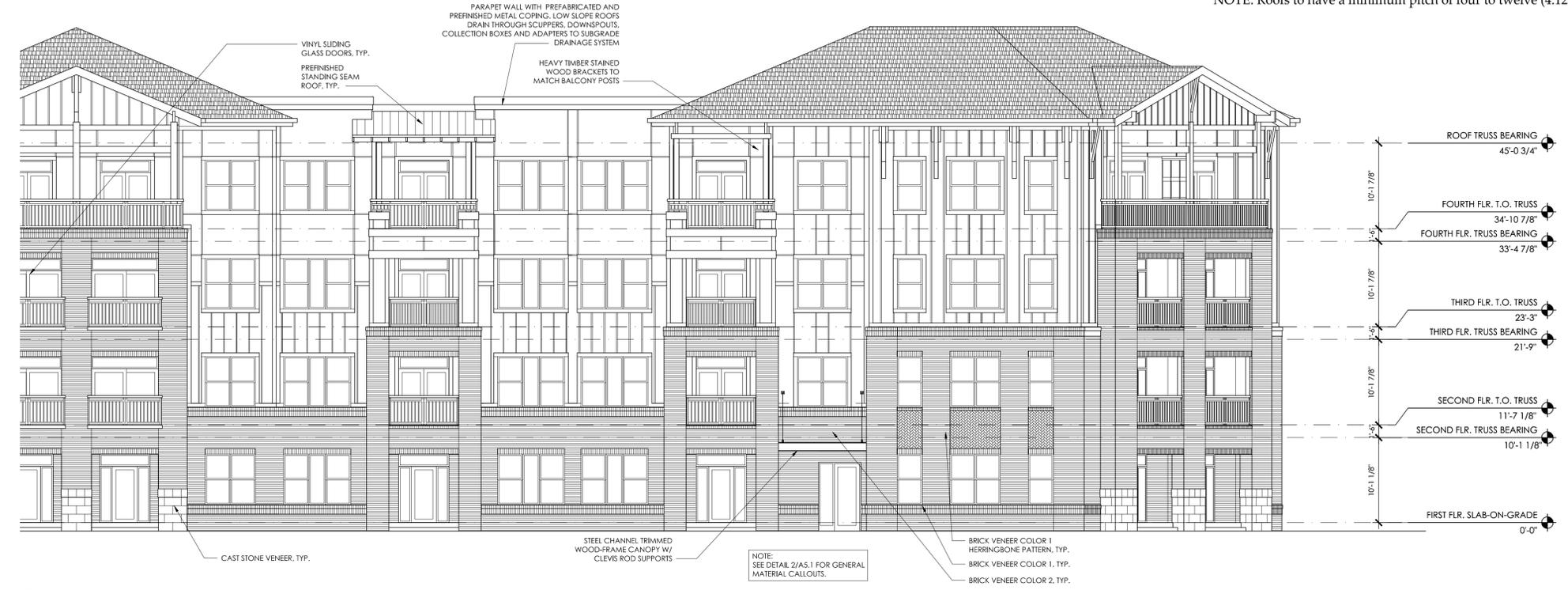
SOUTH ELEVATION

A5.5

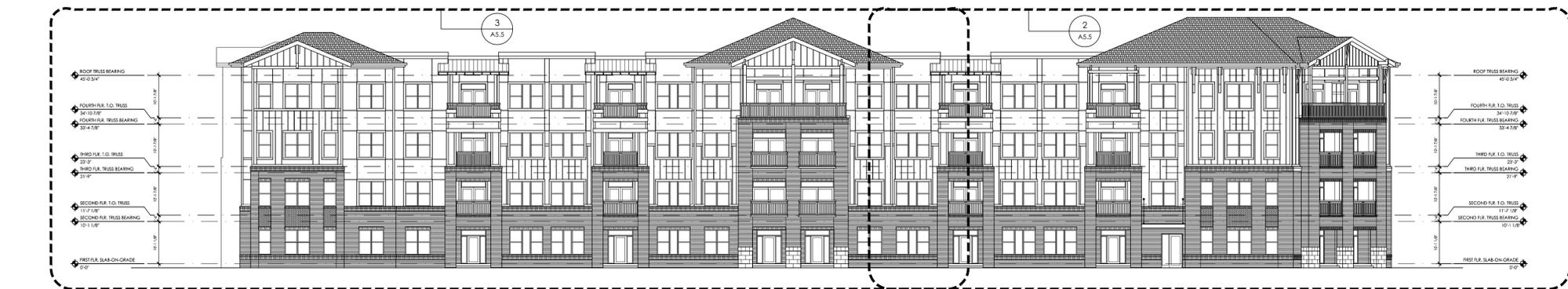


3 SOUTH ELEVATION - AREA A
1/8" = 1'-0"

NOTE: Roofs to have a minimum pitch of four to twelve (4:12).



2 SOUTH ELEVATION - AREA B
1/8" = 1'-0"



1 OVERALL SOUTH ELEVATION KEY (NORTH - O.H.)
1/16" = 1'-0"